

APN: 003-192-15
003-094-10



OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

E10

RETURN RECORDED DEED TO:

Julie A. McGhie
P.O. Box 146
Caliente, Nevada 89008

GRANTEE/MAIL TAX STATEMENTS TO:

Julie A. McGhie
P.O. Box 146
Caliente, Nevada 89008

DEED UPON DEATH

THIS INDENTURE, made and entered into this 6th day of September, 2018, I, Julie A. McGhie, an unmarried woman, the party of the first part, hereinafter referred to as "GRANTOR", hereby convey to Cheryl L. Leivestad and Greger E. Leivestad, Husband and Wife, as joint tenants with right of survivorship, and as the party of the second part, hereinafter referred to as "GRANTEES," effective upon my death, the following described real property:

All that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

APN: 003-192-15, and further described as:

The Southeasterly Half of Lot Four, all of Lot Six, and the Northwesterly Half of Lot Eight in Block B, in the Denton Heights Addition to the City of Caliente, Lincoln County, Nevada

Also known as 183 Denton Heights, Caliente, Nevada.

APN: 003-094-10, and further described as:

Part of Lots 4, 5, and 6, Block 42 of Caliente, Nevada, as shown on the Official Plat in the Recorder's Office of Lincoln County, Nevada (being in Section 7 and 8, Township 4 South, Range 67 East, M.D.B. and M.)

Parcel No. 2 of that Certain Parcel Map recorded in Book Plat A, Page 287, of the Official Records in the Office of the County Recorder of Lincoln County, Nevada.

Also known as 331 Conway Street, Caliente, Nevada

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEES, and to his heirs and assigns, forever.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTORS WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO SUBSECTION 1 OF NRS 111.109 REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE GRANTORS' ENTIRE INTEREST IN THE SAME REAL PROPERTY.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand the day and year first above written.

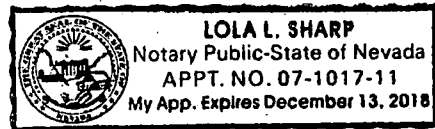
Julie A. McGhie
JULIE A. MCGHIE

State of Nevada)
)ss.
County of Lincoln)

On this 10th day of SEPTEMBER, 2018, *** JULIE A. MCGHIE *** personally appeared before me and proved to me to be the person described in and who executed the foregoing Deed Upon Death, who acknowledged that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

[Signature]
NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 003-192-15
 b. 003-094-10
 c. _____
 d. _____

2. Type of Property:
- | | | | |
|-----------------------------|--------------------------------|--|------------------|
| a. <input type="checkbox"/> | Vacant Land | b. <input checked="" type="checkbox"/> | Single Fam. Res. |
| c. <input type="checkbox"/> | Condo/Twnhse | d. <input type="checkbox"/> | 2-4 Plex |
| e. <input type="checkbox"/> | Apt. Bldg | f. <input type="checkbox"/> | Comm'l/Ind'l |
| g. <input type="checkbox"/> | Agricultural | h. <input type="checkbox"/> | Mobile Home |
| | <input type="checkbox"/> Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 10
 b. Explain Reason for Exemption: A conveyance of real property by deed which become effective upon the death of the grantor per NRS 111.655 & 111.699

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity: Grantor

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Julie A. McGhie
 Address: P.O. Box 146
 City: Caliente
 State: Nevada Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: See Attached
 Address: _____
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Dylan V. Frehner, Esq.
 Address: P.O. Box 517
 City: Pioche

Escrow # n/a
 State: Nevada Zip: 89043

SELLER (GRANTOR)/ BUYER (GRANTEE) INFORMATION

SELLER (GRANTOR)

Julie A. McGhie

P.O. Box 146

Caliente, Nevada 89008

BUYER (GRANTEE)

Cheryl Lynne Leivestad and

Greger Erik Leivestad

14100 Linden Avenue N, Unit 518

Seattle, WA 98133

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