

APN: 004-052-11

RETURN RECORDED DEED TO:
Keith L. Bowman and Charleen C. Bowman
P.O. Box 236
Alamo, Nevada 89001



OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

E10

GRANTEE/MAIL TAX STATEMENTS TO:
Keith L. Bowman and Charleen C. Bowman
P.O. Box 236
Alamo, Nevada 89001

DEED UPON DEATH

THIS INDENTURE, made and entered into this 26th day of October, 2018, We, Keith L. Bowman and Charleen C. Bowman, husband and wife, the party of the first part, hereinafter referred to as "GRANTORS", hereby convey to Connie E. Lytle, as her sole and separate property, and as the party of the second part, hereinafter referred to as "GRANTEE," effective upon our death, the following described real property:

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

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That portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., and further being a portion of Lots Two (2) and Three (3) in Block Forty-Five (45) of the Alamo Townsite Map filed February 22, 1922, and further being a portion of an unidentified parcel as shown by that certain parcel map on file in Book A-1 of Plats, Page 272, recorded March 11, 1987, in the office of the County Recorder of Lincoln County Nevada, described as follows:

A parcel of land situate in the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., in the town of Alamo, Lincoln County, Nevada, and further described as follows:

Commencing at the Southwest corner of said Section 5; thence running North 60°32'21" East, a distance of 2,684.76 feet to the Northwest corner of Lot Two (2) in Block Forty-Five (45) of Alamo Town;

THENCE running South 0°48'42" East, a distance of 197.5 feet, said point being the point of beginning;

THENCE North 89°11'18" East, a distance of 247.5 feet;


THENCE South 0°48'42" East, a distance of 100 feet;
THENCE South 89°11'18" West, a distance of 247.5 feet;
THENCE North 0°48'42" feet a distance of 100 feet to the true point of beginning.

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 GRANTORS have hereunto set their hand the day and year first above written.



KEITH L. BOWMAN

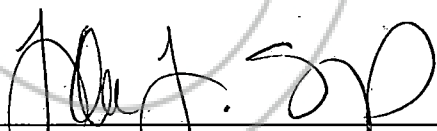


CHARLEEN C. BOWMAN

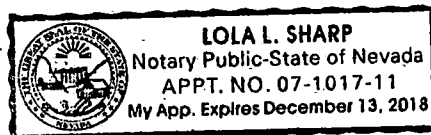
State of Nevada)
)ss.
County of Lincoln)

On this 26th day of OCTOBER, 2018, *** KEITH L. BOWMAN and CHARLEEN C. BOWMAN*** personally appeared before me and proved to me to be the persons described in and who executed the foregoing Deed Upon Death, who acknowledged that he/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.



NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 004-052-11
- b. _____
- 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: DEED UPON DEATH

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: SEE ATTACHED

Address: _____

City: _____

State: _____ Zip: _____

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. Feehan, Esq. Escrow # w/a

Address: P.O. Box 517

City: Proche State: NEVADA Zip: 89043

SELLER (GRANTOR)/ BUYER (GRANTEE) INFORMATION

SELLER (GRANTOR)

Keith L. Bowman and Charleen C. Bowman

P.O. Box 236

Alamo, Nevada 89001

BUYER (GRANTEE) *CONNIE E. LITTLE*

~~Keith L. Bowman and Charleen C. Bowman~~

P.O. Box ~~236~~ *502*

Alamo, Nevada 89001

COOPY