

APN: 003-071-01

Recording requested by:
JoAnne Sullivan Gephart

When recorded mail to and
mail tax statements to:

Joanne Sullivan Gephart
PO Box 456
Caliente, Nevada 89008

Sp	LINCOLN COUNTY, NV	2019-156599
	Rec:\$35.00	
	Total:\$35.00	06/14/2019 08:44 AM
	BRADSHAW LAW GROUP	Pgs=3 AK
		
00002892201901565990030033		
OFFICIAL RECORD		E10
AMY ELMER, RECORDER		

DEED UPON DEATH

(Nev. Rev. Stat. §§111.655 – 111.699)

I, JOANNE SULLIVAN GEPHART, hereby convey to NOELLE HARRIS PLOTKIN, a married woman, and KELSEY RAE SCOTT, an unmarried woman, as joint tenants, effective on my death, all right, title, and interest in the real property commonly known as 380 Market Street, City of Caliente, County of Lincoln, State of Nevada, and more particularly described as:

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

Situate with portions of Sections 7 and 8, Township 4 South, Range 67 East, M.D.B.&M., more particularly described as follows:

Lots 10, 11, and 12 in Block 36 of CALIENTE, Nevada as shown on the Official Subdivision Map thereof recorded November 10, 1904 in the Book of Plats, page 36 and as shown on the compiled Map of Caliente, Lincoln County, Nevada filed in the Book of Plats, page 47, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2017-2018: 003-071-01

Together with all improvements, tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues, or profits thereof.

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 GRANTOR WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO NRS 111.655 TO 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR IN THE SAME REAL PROPERTY.

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

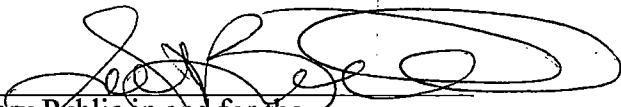
..... June 13, 2019 DATE

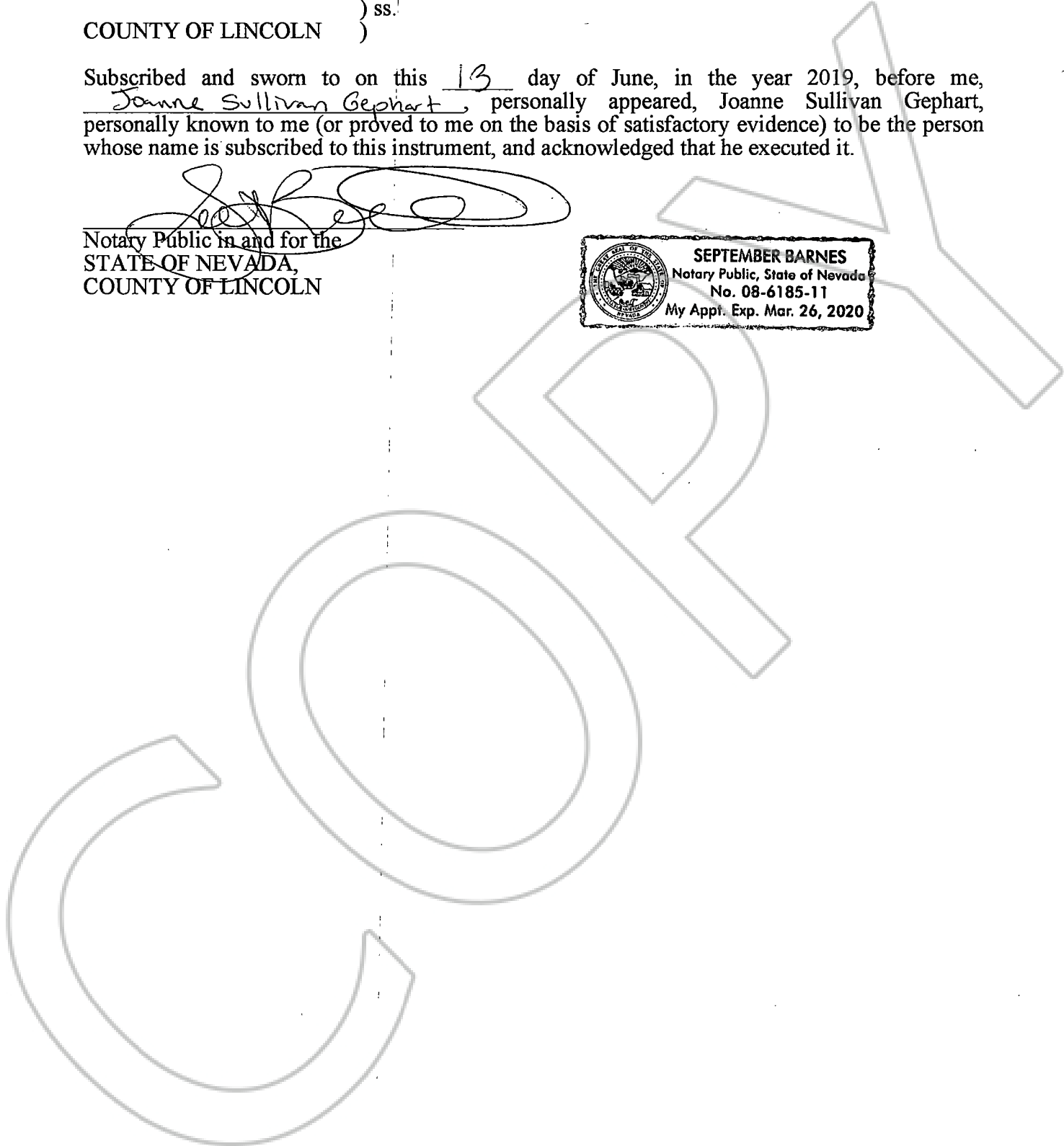
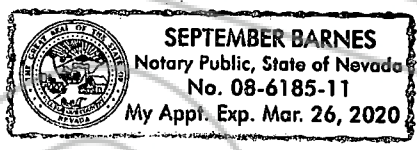
..... *Joanne Sullivan Gephart* SIGNATURE
JOANNE SULLIVAN GEPHART

**THIS INSTRUMENT IS ATTACHED TO A DEED UPON DEATH
DATED JUNE 13, 2019**

STATE OF NEVADA)
) ss.
COUNTY OF LINCOLN)

Subscribed and sworn to on this 13 day of June, in the year 2019, before me, Joanne Sullivan Gephart, personally appeared, Joanne Sullivan Gephart, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.


Notary Public in and for the
STATE OF NEVADA,
COUNTY OF LINCOLN



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-071-01 _____
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$ 0.00 _____

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$ 0.00 _____

Real Property Transfer Tax Due \$ 0.00 _____

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: *JoAnne Sullivan Gephart* Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: JoAnne Sullivan Gephart

Address: P.O. Box 456

City: Caliente

State: Nevada Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kelsey Rae Scott & Noelle Harris Plotkin

Address: 5704 Lucky Clover Street

City: Las Vegas

State: Nevada Zip: 89149

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

Print Name: April R. Bradshaw, Esq./Bradshaw Law Group Escrow #: _____

Address: 100 Depot Ave., Room 12, P.O. Box 282

City: Caliente State: Nevada Zip: 89008