

APN: 002-031-21

Space reserved for Recorder's Use

Recording requested by:

Lorna Mazon

LINCOLN COUNTY, NV 2019-157902

\$35.00  
Total:\$35.00

12/24/2019 12:06 PM

LORNA MAZON

Pgs=4  
ELIZONDOK

When recorded mail to and  
mail tax statements to:

PO Box 422  
Panaca, NV  
89042



OFFICIAL RECORD  
AMY ELMER, RECORDER

E10

**DEED UPON DEATH**  
(Nev. Rev. Stat. §§111.655 – 111.699)

I (We), Lorna Mazon (owner(s)), hereby convey to  
Jeffrey Mazon (beneficiary(ies), effective on my  
(our) death, all right, title, and interest in the real property commonly known as  
1035 Ernst St Panaca, NV 89042 (address) City/Town of Panaca,  
County of Lincoln, State of Nevada, and more particularly described as (legal description):

See Exhibit A attached of  
Legal Description

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(S). THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR(S) 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(S) IN THE SAME REAL PROPERTY.

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

12/24/19..... DATE

Lorna Mazon..... SIGNATURE(S)

**\*\*THIS INSTRUMENT IS ATTACHED TO A DEED UPON DEATH**

**DATED:** December 24 2019 **\*\***

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF LINCOLN    )

Subscribed and sworn to on this 24 day of December in the year 2019, before me, Lorna Mazon, personally appeared, NVD# 1101401350 exp 7/5/21, 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.

W. Catherine Tennille  
Notary Public in and for the  
STATE OF NEVADA,  
COUNTY OF LINCOLN



COPY

- Exhibit A -

**IT IS FURTHER ORDERED** that the real property of DWIGHT L. MILNER, JR.,

is located at 1035 Ernst Street, Panaca, Nevada and further described as follows:

APN 002-031-04, described as:

The West half (W ½) of Lot Three (3) in block 22 in the Town of Panaca, County of Lincoln, State of Nevada; and

APN #002-031-08, described as:

A portion of Lot 3, Block 22, in the Town of Panaca, State of Nevada, beginning at the North East corner of Lot 3, Block 22, South 134', hence west 95', hence South 130', hence West 37', hence North 264', hence East 132 feet and ending at the point of beginning; and

APN #002-031-12, described as:

The Southerly 8 feet of Lot number Two (2) in Block numbered Twenty-Two (22) in the Town of Panaca, and further described as follows: Beginning at the Southwest corner of said lot 2 and running thence North along the West line of said lot 2 a distance of 8 feet; thence at right angles East and parallel with the South line of said lot 2 a distance of 264 feet to the East Line of said lot 2; thence South along the East line of said lot 2 a distance of 8 feet to the Southeast corner of said lot 2; thence West along the South line of said lot 2 a distance of 264 feet to the point of beginning; and

APN #002-031-15, described as:

Beginning at the Southwest corner of this parcel lying on the Easterly Boundary of Block 22, Panaca Townsite from which the ¼ corner common to Section 4 (South ¼ Cor.) and Section 9 (North ¼ Cor.) all T2S, R68E, M.D.M., bears S. 88°50'40" E a distance of 1,994.69 feet; thence N 0°22'06" E a distance of 134.00 feet along the Easterly boundary of said Block 22 to the Northwest Corner, thence S 89°37'54" E to a point a distance of 20.00 feet to the Northeast Corner, thence S 0°22'06" W a distance of 134.00 feet, to the Southeast Corner; thence N 89°37'54" W a distance of 20.00 feet, to the Southwest Corner, which is the point of beginning. Said parcel contains 2,680.0 square feet (.0615 acres), more or less.

**IS HEREBY TRANSFERRED** to LORNA MAZON.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 002-031-08 *8/11*  
 b) 002-031-21  
 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 \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 10  
 b. Explain Reason for Exemption: Transfer to son upon death

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 Lorna Mazon Capacity grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: LORNA MAZON  
 Address: P.O. Box 422  
 City: Paradise  
 State: NV Zip: 89042

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jeffrey Mazon  
 Address: 624 California Ave  
 City: Boulder City  
 State: NV Zip: 89005

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_