

APN: 002-031-20

Recording requested by:

Philip Lester Mathews

When recorded mail to and  
mail tax statements to:

Philip Lester Mathews  
P.O. Box 192  
Panaca, Nevada 89042

Space reserved for Recorder's Use

LINCOLN COUNTY, NV      **2020-158649**  
Rec:\$37.00  
Total:\$37.00      **06/18/2020 02:09 PM**  
PHILIP LESTER MATHEWS      Pgs=4 KE



OFFICIAL RECORD  
AMY ELMER, RECORDER

E10

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

We, PHILIP LESTER MATHEWS and LAUREL ANN MATHEWS, husband and wife, as joint tenants with right of survivorship hereby convey to MYRON B. MATHEWS, a married man as his sole and separate property, ANNETTE GRIGGS, a married woman as her sole and separate property, and ELISE BAUMAN, a married woman as her sole and separate property, as joint tenants with right of survivorship, effective on our death, all right, title, and interest in the real property commonly known as 448 N. Third Street, Panaca, Lincoln County, Nevada 89042, and more particularly described as:

PARCEL 1 AND PARCEL 2 OF MAP FOR PHILIP L. AND LEA ANN MATHEWS RECORDED JUNE 20, 2003, IN PLAT BOOK B, PAGE 495, AS FILE 120365, IN THE RECORDERS OFFICE, LINCOLN COUNTY, NEVADA

ALONG WITH THE ADDITIONAL PROPERTY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF THIS PARCEL LYING ON THE EASTERLY BOUNDARY OF BLOCK 22, PANACA TOWNSITE FROM WHICH THE 1/4 CORNER COMMON TO SECTION 4 (SOUTH 1/4 COR.) AND SECTION 9 (NORTH 1/4 COR.) ALL T2S, R 68 E, M.D.M., BEARS S 85°00'18" E. A DISTANCE OF 2001.01 FEET; THENCE N. 0°22'06" E. A DISTANCE OF 92.00 FEET ALONG THE EASTERLY BOUNDARY OF SAID BLOCK 22 TO THE NORTHWEST CORNER; THENCE 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 92.00 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 1,840.00 SQARE FEET (.0422 ACRES), MORE OR LESS.

ASSESSOR'S PARCEL NO. 002-031-20

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 GRANTORS. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTORS 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 AFFIRM THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

DATED this 18<sup>th</sup> day of June, 2020.

DATED this 18 day of June, 2020.

Philip Lester Mathews  
PHILIP LESTER MATHEWS

Laurel Ann Mathews  
LAUREL ANN MATHEWS

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF LINCOLN        )

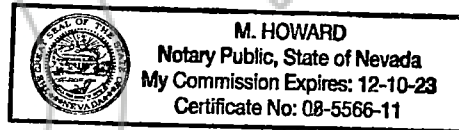
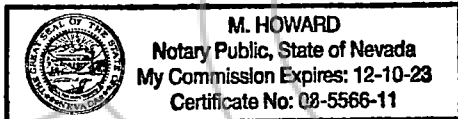
STATE OF NEVADA            )  
  ) ss.  
COUNTY OF LINCOLN        )

Subscribed and sworn to on this 18<sup>th</sup> day of June, in the year 2020, before me, M. Howard personally appeared, PHILIP LESTER MATHEWS, 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.

Subscribed and sworn to on this 18<sup>th</sup> day of June, in the year 2020, before me, M. Howard personally appeared, LAUREL ANN MATHEWS, 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 she executed it.

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

M. Howard  
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) 002-031-20
- 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

\$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 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: Philip Lester Mathews Capacity: GRANTOR

Signature: Laurel Ann Mathews Capacity: GRANTOR

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: PHILIP & LAUREL MATHIEWS  
 Address: P.O. Box 192  
 City: Paradise  
 State: NV Zip: 89108

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Myron B. Mathews  
 Address: 2324 15TH ST. COURT E  
 City: Tacoma  
 State: WA Zip: 98445

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

GRANTEES

Elise Bauman  
1287 Westbrook Dr. NW  
Salem, OR 97304

Annette GRIGGS  
1518 Goethals DR  
Richland, WA 99354

