

RPTT:

APN: 002-113-15

MAIL RECORDED DOCUMENT TO:

Rose A. Bailey
P.O. Box 521
Panaca, NV 89042

MAIL TAX STATEMENT TO:

Rose A. Bailey
P.O. Box 521
Panaca, NV 89042



OFFICIAL RECORD
AMY ELMER, RECORDER

E10

DEED UPON DEATH

For valuable consideration, receipt of which is hereby acknowledged, ROSE A. BAILEY does hereby Grant, Sell, Bargain and Convey to ROSE A. BAILEY, a single woman as her sole and separate property and then upon her death to RUTH A. CONDON, a married woman and SABRINA S. NIGRO, a married woman as tenants in common, all right, title and interest in the real property commonly known as 50/101 North 2nd Street, Town of Panaca, County of Lincoln, State of Nevada, and more particularly described as:

The North Half ($N\frac{1}{2}$) of Lot No. Four (4) in Block No. Sixteen in the Town of Panaca, County of Lincoln, State of Nevada.

Together with all contents, structures, appliances, fixtures, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto 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.

Dated this 3rd day of July, 2020.

Rose A. Bailey
Rose A. Bailey

STATE OF NEVADA

COUNTY OF LINCOLN

)
) SS.
)

Senior Justice Of The Peace

On this 3rd day of July, 2020, before the undersigned, a Notary Public, personally appeared Rose A. Bailey, 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 or she executed it.

Sarah K. Hether
Notary Public **Senior Justice Of The Peace**

R.A.B
Dupon D 7-3-2020

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 002-113-15
 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
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 0

- 4. If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 10
 b. Explain Reason for Exemption: TRANSFERRING UPON DEATH
TO DAUGHTER AND GRANDDAUGHTER

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 Rose A. Bailey Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: ROSE A. BAILEY
 Address: P.O. Box 521
 City: PANACA
 State: NV Zip: 89042

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: RUTH A. CONDON / SABRINA S. NIGRO
 Address: 5911 S. CROWLEY
 City: MESA
 State: AZ Zip: 85212

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____