


APN: 003-092-01

Recording requested by and when recorded
mail tax statements to: Richard K. Phillips

Richard K. Phillips
P.O. Box 536
Caliente, Nevada 89008

St. LINCOLN COUNTY, NV 2020-159186
 Rec:\$37.00
 Total:\$37.00 11/05/2020 03:37 PM
 RICHARD K. PHILLIPS Pgs=3 KE



00005726202001591860030038
 OFFICIAL RECORD E10
 AMY ELMER, RECORDER

DEED UPON DEATH

(Nev. Rev. Stat. §§111.655 – 111.699)

We, Richard K. Phillips and Cheryl E. Phillips, hereby convey to Jaime Kelley, a married woman, and Cory Phillips, a married man, as joint tenants with rights of survivorship, effective upon our death, in the event of our simultaneous deaths, or otherwise whoever shall survive the other, all right, title, and interest in the real property commonly known as 460 McArthur Drive, 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:

Lot 1 as shown on the Amended Plat of the LINCOLN PARK ADDITION to the Town of Caliente, filed April 28, 1945 as File No. 19694, in the Office of the County Recorder of Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2007-2008: 03-092-01

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 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 GRANTORS IN THE SAME REAL PROPERTY.

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

Nov 5, 2020 DATE

Richard K Phillips RICHARD K. PHILLIPS

Nov 5, 2020 DATE

Cheryl E Phillips CHERYL E. PHILLIPS

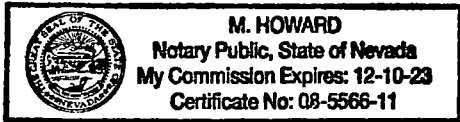
**THIS INSTRUMENT IS ATTACHED TO A DEED UPON DEATH
DATED NOVEMBER 5th, 2020**

STATE OF NEVADA)
) ss.
COUNTY OF LINCOLN)

Subscribed and sworn to on this 5th day of November, in the year 2020, before me, M. Howard, personally appeared, Richard K. Phillips and Cheryl E. Phillips, 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.

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) 003-092-01
- 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

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: DEED 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 Richard K Phillips Capacity Grantor
 Signature Cheryl E Phillips Capacity Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: RICHARD K & CHERYLE E. PHILLIPS
 Address: P.O. BOX 536
 City: CALLENTE
 State: NEVADA Zip: 89108

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JALME KELLEY CORY PHILLIPS
 Address: 160 SCENIC LINDEN 7741 RAINBOW
 City: HENDERSON LAS VEGAS
 State: NEVADA Zip: 89102 NEVADA 89161

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

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