

APN: 011-200-27

DEED UPON DEATH

(with beneficiary designation pursuant to NRS 111.655 through 111.699)

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Grantor: **SHAUNA JOHNSON**, a single woman

Grantee: **SHAUNA JOHNSON**, an individual, transfer on death to **TREY HALL TURLEY, TY RANDALL TURLEY, CHRISANNE WALCH, and TRAVIS DON TURLEY**, equally, per stripes

The undersigned grantor does hereby convey, grant, bargain, sell, and warrant to the above-named grantee(s) the real property described below, which is located in the County of Lincoln, State of Nevada. The property is more particularly described as follows:

SEE EXHIBIT A, ATTACHED HERETO.

The property is conveyed with all warranties of title (subject to encumbrances of record), together with each and every tenement, hereditament, and appurtenance thereof.

The undersigned grantor, under penalties of perjury, declares that the actual consideration received for this conveyance was NIL.

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 THROUGH 111.699 REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE GRANTOR(S) INTEREST IN THE SAME REAL PROPERTY.

Date of this deed: February 9, 2021

Grantor:

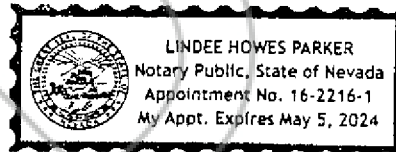

SHAUNA JOHNSON

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On 2/9/2021 personally appeared before me, a Notary Public, **SHAUNA JOHNSON**, personally known to me (or proved by satisfactory evidence) to be the person whose name is subscribed to the above instrument and who acknowledged that **SHAUNA JOHNSON** executed the above instrument.

Lindee H. Parker

NOTARY PUBLIC



Mail tax notice/bill to Grantee whose address is:

SHAUNA JOHNSON
1661 S. Ash Tree
Hiko, Nevada 89017

EXHIBIT A

PARCEL 1:

A PARCEL OF LAND IN THE NORTHWEST QUARTER (NW ¼) OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B.&M., IN PAHRANAGAT VALLEY, LINCOLN COUNTY, NEVADA, DESCRIBED AS:

COMMENCING AT THE CENTER QUARTER (C ¼) OF SAID SECTION 32;

THENCE NORTH 88°41'25" WEST, 308.89 FEET ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 32 TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST-WEST MID-SECTION LINE NORTH 88°41'25" WEST, 290.40 FEET;

THENCE NORTH 1°18'35" EAST, 750 FEET;

THENCE SOUTH 88°41'25" EAST, 290.40 FEET;

THENCE SOUTH 1°18'35" WEST 750.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 32;

THENCE 88°41'25" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 A DISTANCE OF 599.29 FEET TO A POINT BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO ALICE FORSYTH, BY DEED OF GIFT DATED OCTOBER 15, 1969 IN BOOK "N-1" REAL ESTATE DEEDS, PAGE 479 LINCOLN COUNTY, NEVADA RECORDS;

THENCE NORTH 01°18'35" EAST ALONG THE MOST WESTERLY EAST LINE OF SAID FORSYTH PACEL A DISTANCE OF 750.00 FEET TO A POINT IN THE MOST NORTHERLY SOUTH LINE OF SAID FORSYTH PARCEL, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88°41'25" EAST ALONG SAID LINE OF A DISTANCE OF 290.32 FEET TO A POINT;

THENCE NORTH 69°48'05" WEST A DISTANCE OF 306.83 FEET TO A POINT;

THENCE SOUTH 01°18'35" WEST A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 23, 2010 IN BOOK 260, PAGE 23 AS INSTRUMENT NO. 137103.

More commonly known as 1661 S. Ash Tree, Hiko, Nevada

APN: 011-200-27

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 011-200-27
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 0.00
 d. 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: Transfer of real property by deed which becomes effective upon the death of grantor pursuant to NRS 111.655 to 111.699 incl

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 X [Signature] Capacity: Grantee
 Signature X [Signature] Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Shauna Johnson
 Address: 1661 S. Ash Tree
 City: Hiko
 State: Nevada Zip: 89017

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Shauna Johnson, Troy Hall Turkey, Ty Randall Turkey, Charisanne Watch, & Travis Don Turkey
 Address: 1661 S. Ash Tree
 City: Hiko
 State: Nevada Zip: 89017

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Johnson & Johnson law office Escrow # _____
 Address: 1160 N. Town Center Dr., Ste 140
 City: Las Vegas State: NV Zip: 89144