

APN: 013-040-11  
APB

Recording requested by:  
Lavette M. Lee

When recorded mail to and  
mail tax statements to:

Lavette M. Lee  
715 Cliff House Drive  
P.O. Box 336  
Caliente, Nevada 89008

Space reserved for

LINCOLN COUNTY, NV

2021-159766

Rec: \$37.00

Total: \$37.00

03/23/2021 12:53 PM

APRIL R. BRADSHAW

Pgs=3 AE



OFFICIAL RECORD  
AMY ELMER, RECORDER

E10

**DEED UPON DEATH**

**(Nev. Rev. Stat. §§111.655 – 111.699)**

I, LAVETTE M. LEE, hereby convey to RICK D. HARDING and MICHAEL J. HARDING, as joint tenants, effective on my death, all right, title, and interest in the real property commonly known as 715 Cliff House Drive, Caliente, County of Lincoln, State of Nevada, and more particularly described as:

That portion of the South half (S 1/2) of the Southeast Quarter (SE 1/4) of Section One (1) and the North half (N 1/2) of the Northeast Quarter (NE 1/4) of Section Twelve (12), Township Four South, Range 66 East, M.D.M., Lincoln County, Nevada more particularly described as follows:

Parcel 2 of that certain Parcel Map for Dorthea Rowe recorded in the office of the County Recorder of Lincoln County on January 5, 1999 as Document No. 112122

Together with any and all easements for public utility and access rights of ingress and egress upon and existing on Parcel 2 of the aforesaid Parcel Map and further granted by a Deed recorded April 8, 1999 in Book 141 of Official Records, Page 159 as File No. 112585, Lincoln County, Nevada Records.

ASSESSOR'S PARCEL NUMBER: 013-040-11  
APB

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. 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.

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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 013-040-11  
 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: \_\_\_\_\_

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 April R. Bradshaw Capacity Attorney for Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Lavette Lee  
 Address: P.O. Box 3310  
 City: Caliente  
 State: NV Zip: 89008

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

Print Name: RICK HARDING  
 Address: 4043 EUREKA AVE  
 City: CRESCENT VALLEY  
 State: NV Zip: 89021

MICHAEL J. HARDIN  
P.O. BOX 652  
Caliente,  
Nevada  
89008

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

Print Name: APRIL R. BRADSHAW Escrow #: \_\_\_\_\_  
 Address: P.O. BOX 282  
 City: CALIENTE State: NV Zip: 89008