

RPTT:

APN: 001-341-48

MAIL RECORDED DOCUMENT TO:

David & Cheryl Flessati
PO Box 154
Piöche, NV 89043



OFFICIAL RECORD
AMY ELMER, RECORDER

E10

MAIL TAX STATEMENT TO:

David & Cheryl Flessati
PO Box 154
Piöche, NV 89043

DEED UPON DEATH

For valuable consideration, receipt of which is hereby acknowledged, DAVID FLESSATI and CHERYL FLESSATI do hereby Grant, Sell, Bargain and Convey to DAVID FLESSATI and CHERYL FLESSATI, husband and wife as joint tenants with right of survivorship, and then upon the death of the survivor to DERRICK JON FLESSATI all right, title and interest in the real property commonly known as 349 Blue Spruce, City of Pioche, County of Lincoln, State of Nevada, and more particularly described as:

A portion of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 15; Township 1 North, Range 67 East, M.D.B.&M., more particularly described as:

Parcel 10 as shown on the Parcel Map for James Vincent, filed in the Office of the County Recorder of Lincoln County, Nevada on August 7, 1997 in Book B of Plats, page 56 as File No. 109505, and amended November 18, 1997 in Book B of Plats, page 70 as File No. 110131, and amended January 7, 1998 in Book B of Plats, page 82 as File No. 110302, Lincoln County, Nevada records.

Excepting therefrom all mines of gold, silver, copper, lead, cinnabar, and other valuable minerals which may exist in the said tract, except gas, coal, oil, and oil shale, as reserved by the State of Nevada in a Deed recorded April 27, 1931 in Book D-1 of Real Estate Deeds, page 156, Lincoln County, Nevada records.

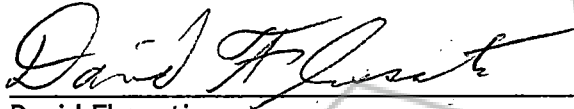
Subject to any and all Deed restrictions as contained in that certain Deed recorded October 20, 1998 in Book 137 of Official Records, page 584 as File No. 111758, Lincoln County, Nevada records.


Together with all contents, structures, appliances, fixtures, 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(S). THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR(S) 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 AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER

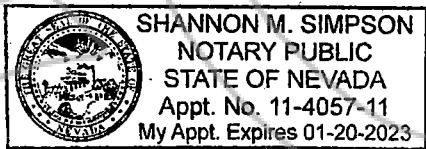
Dated this 3rd day of May, 2021.

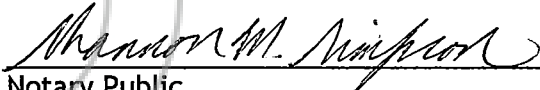

David Flessati


Cheryl Flessati

STATE OF NEVADA)
) SS.
COUNTY OF LINCOLN)

On this 3rd day of May, 2021, before the undersigned, a Notary Public, personally appeared David Flessati and Cheryl Flessati, personally known to me, or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it.




Notary Public

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-341-48
- 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: 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 David Flessat Capacity _____

Signature _____ Capacity _____

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

Print Name: David & Cheryl Flessat
 Address: PO Box 154
 City: Pioche
 State: NV Zip: 89043

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

Print Name: Debbie Ann Flessat
 Address: 4111 Red Oak ST
 City: Las Vegas
 State: NV Zip: 89120

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

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