

N: 003-083-09

Recording requested by and when recorded
mail tax statements to:

Carroll A. & Roanne K. Moore
P.O. Box 548
Caliente, Nevada 89008

Space reserved for

LINCOLN COUNTY, NV 2021-160082
Rec:\$37.00
Total:\$37.00 05/14/2021 03:51 PM
APRIL R. BRADSHAW, ESQ. Pgs=4 AE



OFFICIAL RECORD
AMY ELMER, RECORDER

E10

DEED UPON DEATH

(Nev. Rev. Stat. §§111.655 – 111.699)

We, Carroll A. Moore and Roanne K. Moore, hereby convey to Ryan Ashley Moore, Tiffany Ann Stevens, and Brittney Marie Wyrick, 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 Main Street, 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 9 and the East One Half (E1/2) of Lot 8 in Block 15 of Caliente, Nevada as shown on the Official Plat in the Recorder's Office of Lincoln County, Nevada (being in Section 7 and 8 of Township 4 South, Range 67 East, M.D.B.&M).

ASSESSOR'S PARCEL NUMBER FOR 2020-2021: 003-083-09

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.

May 4th 2021 DATE

Carroll A Moore CARROLL A. MOORE

May 4th 2021 DATE

Roanne M. Moore ROANNE K. MOORE

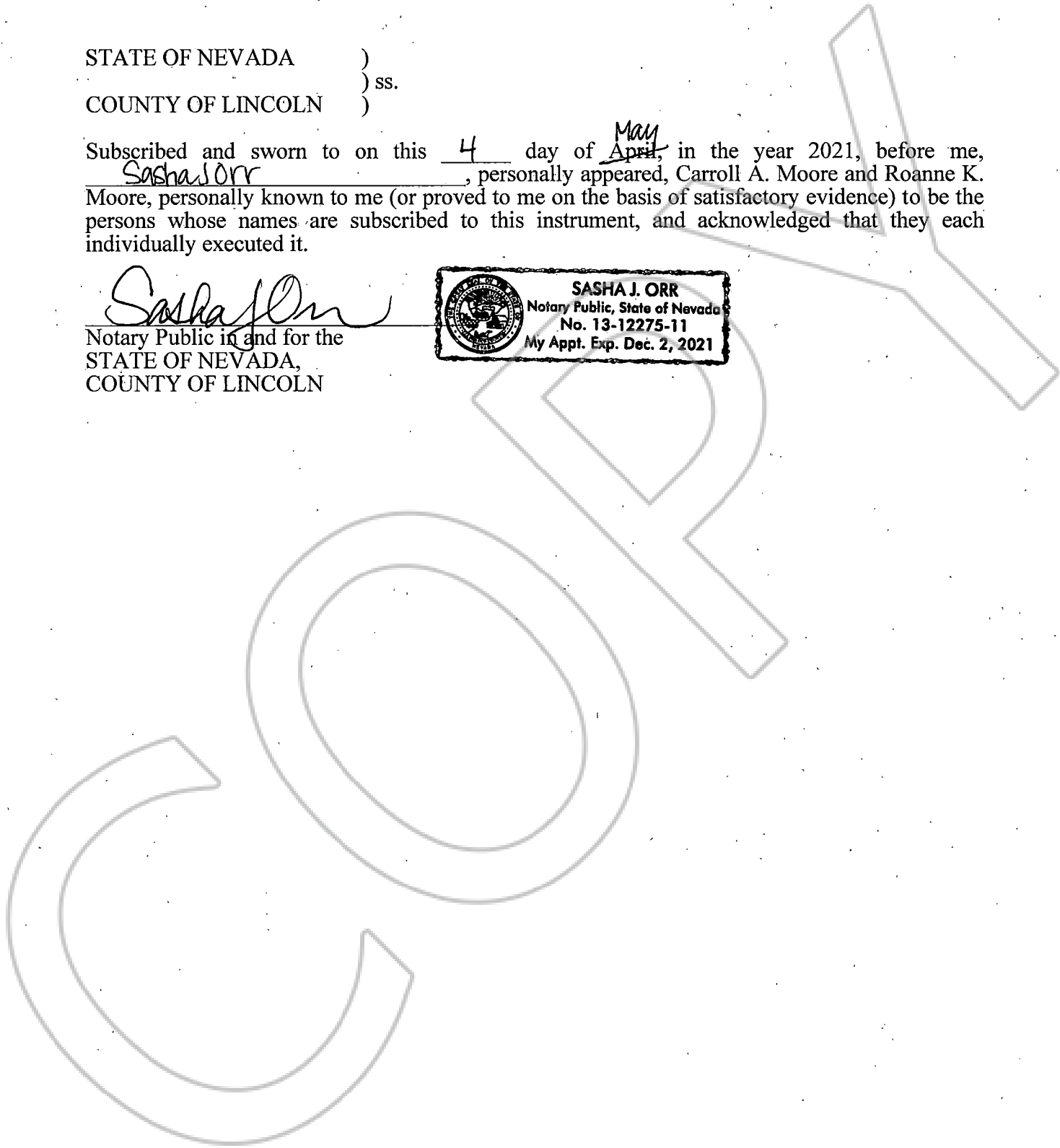
****NOTARY CERTIFICATE ATTACHED****

****THIS INSTRUMENT IS ATTACHED TO A DEED UPON DEATH
DATED ~~APRIL~~ 4 ^{May}, 2021****

STATE OF NEVADA)
) ss.
COUNTY OF LINCOLN)

Subscribed and sworn to on this 4 day of ~~April~~ ^{May}, in the year 2021, before me, Sasha J Orr, personally appeared, Carroll A. Moore and Roanne K. Moore, 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 each individually executed it.

Sasha J Orr
Notary Public in and for the
STATE OF NEVADA,
COUNTY OF LINCOLN



STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a. 003-083-09
 - 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 \$ _____
- b. Deed in Lieu of Foreclosure Only (value of property (_____)
- c. Transfer Tax Value: \$ _____
- 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: 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 April R. Bradshaw Capacity: ATTORNEY FOR GRANTORS
Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Carroll A. Moore/Roanne K. Moore
Address: P.O. Box 548
City: Caliente
State: Nevada Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Ryan Ashley Moore
Address: 321 Chesapeake Way
City: Henderson
State: Nevada Zip: 89015

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
Print Name: April R. Bradshaw, Esq. Escrow # _____
Address: P.O. Box 282
City: Caliente State: Nevada Zip: 89008

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Additional Grantees:

Tiffany Ann Stevens
587 Shoshone Way
Boulder City, Nevada 89005

Brittney Marie Wyrick
P.O. Box 203
Caliente, Nevada 89008

