

LINCOLN COUNTY, NV

2021-160691

\$37.00

RPTT:\$0.00 Rec:\$37.00

06/21/2021 12:41 PM

TITLE DEEDS & NEEDS, LLC

Pgs=3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E10

APN NO: 001-087-04

RECORDING REQUESTED BY:

Title Deeds & Needs, LLC

WHEN RECORDED MAIL TO:

MARY NEWTON

P.O. BOX 413

PIOCHE, NV 89043

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

Affix RPTT: Exemption 10

File No. 21-215

DEED UPON DEATH

THIS INDENTURE WITNESSETH THAT:

Mary Newton, an unmarried woman

Does hereby convey to **Rick Newton, an unmarried man and Mark C. Newton, an unmarried man, as joint tenants, effective upon my death**, all right, title and interest in the real property commonly known as 442 Pioche Street, Pioche, NV, County of Lincoln, State of Nevada, and more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION

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(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.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT ATTACHED AS PAGE 2 AND MADE A PART HEREOF.

Mary Newton
Mary Newton

State of NEVADA }
County of LINCOLN } ss.

On this 17th day of June 2021, in the year 2021, before me,
Ashley Remington (insert name of notary public), personally appeared
Mary Newton (insert name of principal) 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 or she executed it.

AR

(Signature of Notary Public)

NOTARY SEAL

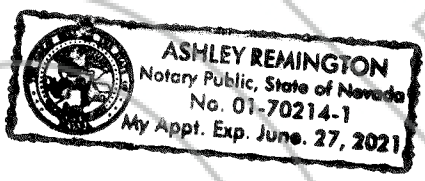
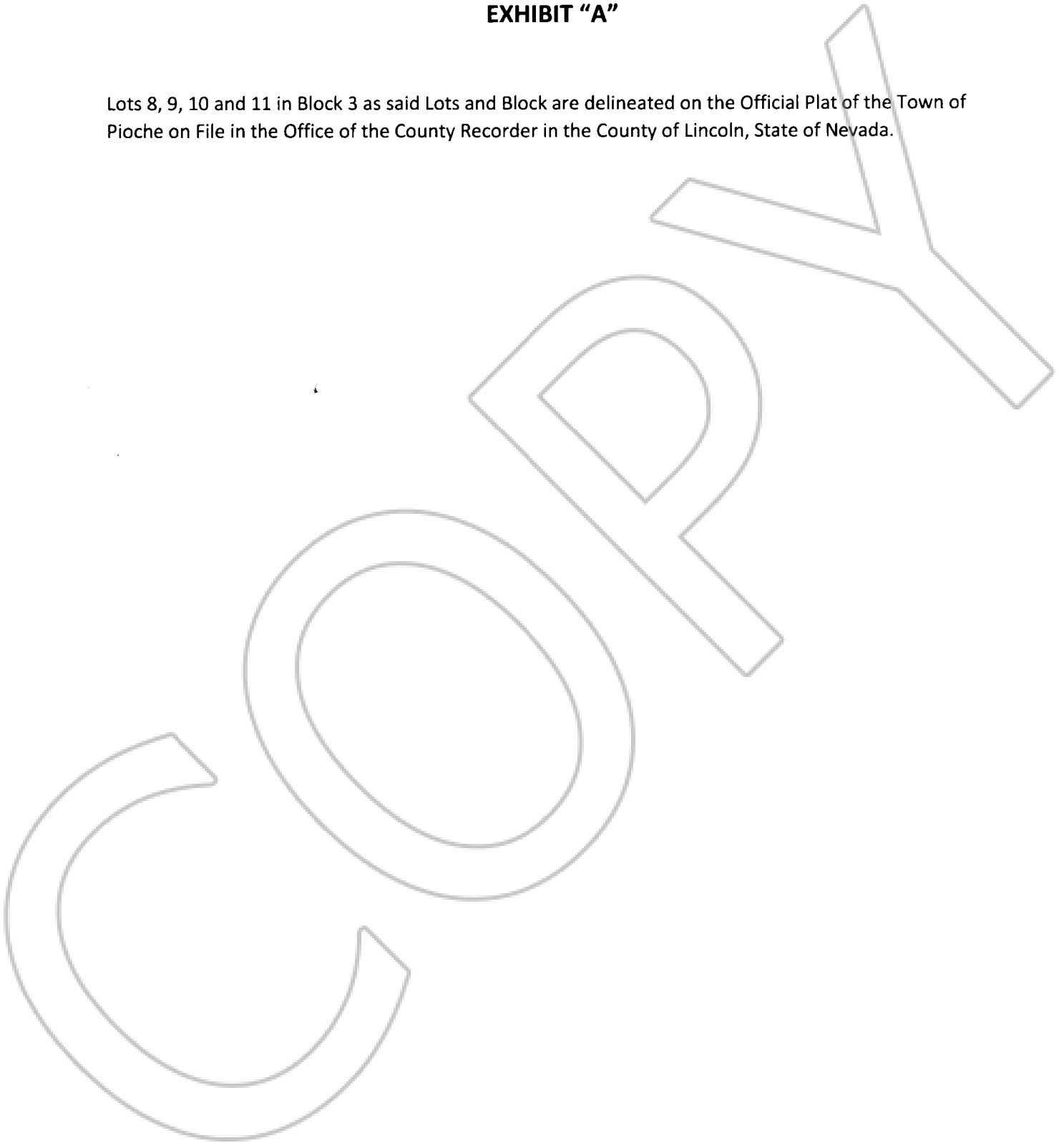


EXHIBIT "A"

Lots 8, 9, 10 and 11 in Block 3 as said Lots and Block are delineated on the Official Plat of the Town of Pioche on File in the Office of the County Recorder in the County of Lincoln, State of Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-087-04
- 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

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 inclusive.**
- c.

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: Mary Newton Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Mary Newton
 Address: P.O. Box 413
 City: Pioche
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Rick & Mark C. Newton
 Address: P.O. Box 413
 City: Pioche
 State: NV Zip: 89043

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

Print Name: Title Deeds & Needs, LLC
 Address: P.O. Box 187
 City, State & Zip: Pioche, NV 89043

File No. 21-215A