

APN: 011-160-20

1720 River Ranch Road
Hiko, NV 89017



OFFICIAL RECORD E10
AMY ELMER, RECORDER

Betsy L. Whipple
1713 River Ranch Road
Hiko, NV 89017

Revocation of Beneficiary Deed
Title of Document

The undersigned hereby revokes the beneficiary deed recorded on 10/21/2014, DOC #0146386,
Records of Lincoln County, Nevada.

Date July 20, 2021

Signature of Grantor

Betsy L. Whipple

Betsy L. Whipple

State of Nevada
County of Lincoln

This instrument was acknowledged before me
on 20 day of July, 2021 by Betsy Whipple

Notary:

Kellee Ahlvers
Notary Public's Signature
My Commission Expires MAY 23, 2023



APN 011-160-20

DEED UPON DEATH

I, BETSY L WHIPPLE, hereby convey to WARNER WHIPPLE or to his heirs by right of representation, per stirpes, effective on my death, all right, title and interest in the real property Parcel Number: 011-160-20, County of Lincoln, State of Nevada, and more particularly described as;

Parcel Three (3) of the Whipple Cattle Co. Parcel Map recorded in Book B, page 446; File #118696 of Lincoln County Records.
Also known as 1720 River Ranch Road, Hiko, NV 89017

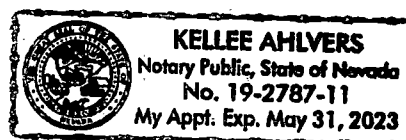
THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. This deed revokes all prior deeds by the grantor which convey the same real property pursuant to NRS 111.655 to 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAIL TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR IN THE SAME REAL PROPERTY.

Betsy L. Whipple
Betsy L. Whipple

State of Nevada
County of Lincoln

This instrument was acknowledged before me on 20 day of July, 2021 by Betsy Whipple

Kellee Ahlvers
Notary Public's Signature
My Commission Expires MAY 31, 2023



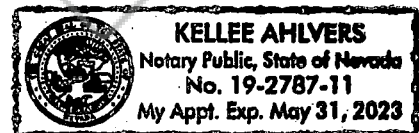
STATE OF NEVADA)
) ss:
COUNTY OF LINCOLN)

On this 20th day of July, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared BETSY L. WHIPPLE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed this instrument.

WITNESS my hand and official seal.



Notary Public in and for said Lincoln County
and State of Nevada



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 011-160-20 _____
- 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: Transfer of Real Property by deed which becomes effective upon death of grantor per NRS 111.655 to 111.699 inclusive

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 Betsy L Whipple Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Betsy L Whipple
 Address: 1713 River Ranch Road
 City: Hiko
 State: NV Zip: 89017

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Warner Whipple
 Address: 975 5th Street
 City: Elko
 State: NV Zip: 89801

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

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