

APN: 003-131-05

Recording requested by and when recorded  
mail tax statements to: April R. Bradshaw

April R. Bradshaw  
P.O. Box 4  
Caliente, Nevada 89008

LINCOLN COUNTY, NV      **2022-162584**  
Rec:\$37.00  
Total:\$37.00      **06/17/2022 10:04 AM**  
APRIL R. BRADSHAW      Pgs=3 KC



OFFICIAL RECORD  
AMY ELMER, RECORDER

E10

**DEED UPON DEATH**

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

I, April R. Bradshaw, hereby convey to James William Bradshaw, Sr., a widowed man, effective upon my death, all right, title, and interest in the real property commonly known as 946 Holt Street, Caliente, County of Lincoln, State of Nevada, and more particularly described as:

The real property situate in the County of Lincoln, State of Nevada, described as follows:

LOT 17, BLOCK A, THE JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE, AS SHOWN UPON THE MAP THEREOF, RECORDED AUGUST 9, 1963, IN THE RECORDER'S OFFICE, AS FILE 40599, LINCOLN COUNTY, NEVADA

ASSESSOR'S PARCEL NO. 003-131-05

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.

.....13 JUNE 2022..... DATE

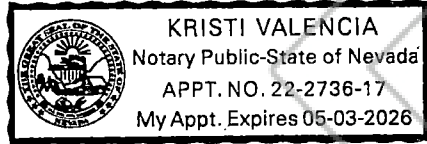
*April R. Bradshaw*..... APRIL R. BRADSHAW

\*\*THIS INSTRUMENT IS ATTACHED TO A DEED UPON DEATH  
DATED JUNE 13, 2022\*\*

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF WHITE PINE )

Subscribed and sworn to on this 13 day of June, in the year 2022, before me,  
Kristi Valencia, personally appeared, APRIL R. BRADSHAW,  
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 executed it.

K. Valencia  
Notary Public in and for the  
STATE OF NEVADA,  
COUNTY OF WHITE PINE



COOPER

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 003-131-05  
 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: A CONVEYANCE OF REAL PROPERTY BY DEED WHICH BECOMES EFFECTIVE UPON THE DEATH OF THE GRANTOR  
 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: April R Bradshaw Capacity: GRANTOR

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: APRIL R. BRADSHAW  
 Address: P.O. Box 4  
 City: CALIENTE  
 State: NEVADA Zip: 89008

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: JAMES WILLIAM BRADSHAW SR.  
 Address: P.O. Box 4  
 City: CALIENTE  
 State: NEVADA Zip: 89008

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_