

LINCOLN COUNTY, NV

2022-162900

\$37.00

RPTT:\$0.00 Rec:\$37.00

08/15/2022 10:16 AM

TITLE DEEDS & NEEDS, LLC

Pgs=2 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E10

APN NO: 005-231-39

RECORDING REQUESTED BY:

Title Deeds & Needs, LLC

WHEN RECORDED MAIL TO:

JAMES SELMAN

HC 10 BOX 21

PIOCHE, NV 89043

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

Affix RPTT: Exemption 10

File No. 22-277

DEED UPON DEATH

THIS INDENTURE WITNESSETH THAT:

JAMES SELMAN, a single man

Does hereby convey to **SEPTEMBER BARNES effective upon my death**, all right, title and interest in the real property commonly known as 1281 Meadow Lane Pioche, Nevada, County of LINCOLN, State of Nevada, and more particularly described as:

PARCEL 3B OF THE GEORGE R. WILLIAMS TRUST PARCEL MAP RECORDED IN BOOK C/150 OF THE LINCOLN COUNTY RECORDS.

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.

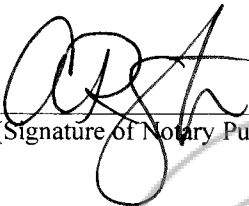
WITNESSED this 12th day of AUGUST 2022.



JAMES SELMAN
JAMES SELMAN HL

State of NEVADA } ss.
County of LINCOLN }

On this 12th day of AUGUST, in the year 2022, before me, Ashley Remington, personally appeared JAMES SELMAN 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.



(Signature of Notary Public)

 **ASHLEY REMINGTON**
Notary Public-State of Nevada
Appointment No. 21-1286-11
My Appointment Expires 06/27/2025

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) **005-231-39**

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'I/Ind'I
- 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:  Capacity: Grantor

Signature: _____ Capacity: _____

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

Print Name: James Selman
Address: HC 10 Box 21
City: Pioche
State: NV Zip: 89043

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

Print Name: September Barnes
Address: 3259 Barbara St.
City: Caliente
State: NV Zip: 89008

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

Print Name: Title Deeds & Needs, LLC
Address: 8565 S. Eastern Avenue, Suite 150
City, State & Zip: Las Vegas, NV 89123

File No. 22-277