APN: 003-132-23 **R.P.T.T**.: \$0.00

Exempt: (NRS 375.090, Section 10)

This Document Prepared By:

FRANKLIN J. KATSCHKE Attorney at Law Katschke Law, LLC 820 N. Spring Street, Suite A PO Box 703 Caliente, Nevada 89008

After Recording, Mail To:

Ms. Janice Rae Culver 943 Holt Ave. PO Box 424 Caliente, NV 89008

775-726-3162

LINCOLN COUNTY, NV Rec:\$37.00 Total:\$37.00

KATSCHKE LAW, LLC

10/04/2022 09:53 AM

2022-163107

Pgs=4 AK



OFFICIAL RECORD
AMY ELMER, RECORDER

E10

DEED UPON DEATH

(§111.655, Nevada Revised Statutes)

I, JANICE R. CULVER, an unmarried woman, hereby convey to Danielle Lewis,

EFFECTIVE ON MY DEATH, all right, title and interest in the real property commonly known as 943 Holt Ave., PO Box 424, Caliente, NV County of Lincoln, State of Nevada, or located in the County of Lincoln, State of Nevada, and more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

If my primary beneficiary does not survive me, the transfer to that beneficiary shall:	
☐ Become null and void.	
☐ Be made to the then-living descendants of the deceased designated beneficiary, p	er
stirpes.	
☑ Be made to the following named successor beneficiary:	
MYCHAELA HEFFNER	
DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP U	NTIL
DEATH OF THE GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY	THE

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, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR-OWNERS IN THE SAME REAL PROPERTY.

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

Dated this 29th day of September, 2022.

		JANICE R. CULVER	n (
			\ \
State of Nevada	}		\ \
	} ss.		\ \
County of Lincoln	}		\ \
Subscribed and sworn to	on this 20 day	of September, in the year 2022,	before me, BREANNA
THOMAS, by JANICE R.			

On this 201 day of September, in the year 2022, before me, BREANNA THOMAS, personally appeared JANICE R. CULVER, 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 she executed it.

BMWWWW. NOTARY SEAL

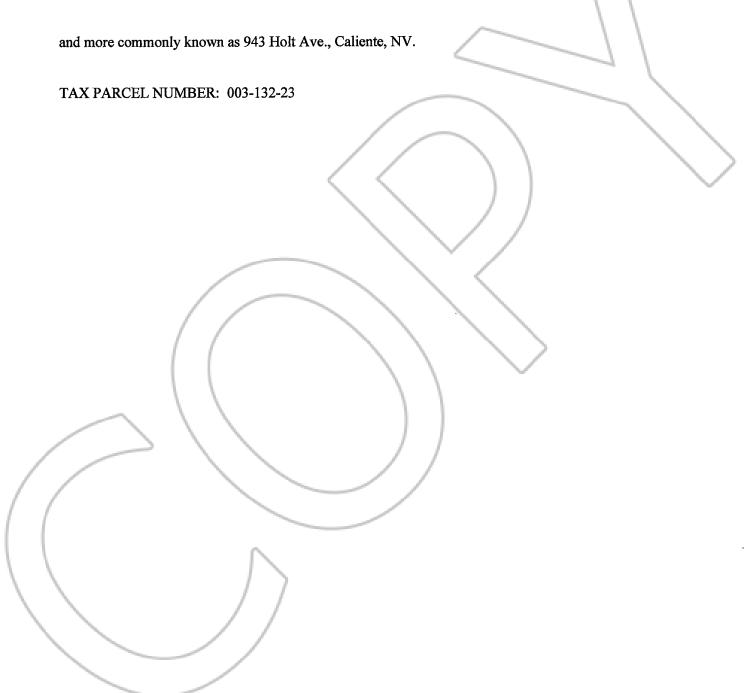
(Signature of Notarial Public)



EXHIBIT A

LOT NUMBERED FIFTEEN (15) IN BLOCK LETTERED "B" OF THE JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE, AS SHOW BY MAP THEREOF ON FILE IN BOOK 1, OF PLATS, PAGE 72, COUNTY OF LINCOLN, STATE OF NEVADA.

(Legal Description previously appears in Grant, Bargain, and Sale Deed recorded in the Lincoln County Recorder's Office on June 26, 2017 as Doc. # 152229).



STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assessor Parcel Number(s):		
	a. 003-132-23		RECORDER'S OPTIONAL USE ONLY
	b	Bool	k:Page: c of Recording:
	c d	Note	
2.	Type of Property: a. □ Vacant Land c, □ Condo/Townhouse d. □ 2-4 Plex e. □ Apt. Bldg g. □ Agricultural Other:	l/Ind'l	
3.	a. Total Value /Sales Price of Property:b. Deed in Lieu of Foreclosure Only (value of p. Transfer Tax Value:d. Real Property Transfer Tax Due:	property) \$ \$ \$	NO SALE (0.00) 0.00) 0.00)
4.	If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, S b. Explain Reason for Exemption: Transfer of the grantor	real property by deed v	which becomes effective upon the death of 55 to 111.699 inclusive.
5	Partial Interest: Percentage being transferred:	100 %	/ /
doc disa of t	The undersigned declare and acknowledged in 110, that the information provided is correct to the sumentation if called upon to substantiate the information allowance of any claimed exemption, or other declar that due plus interest at 1% per month. Pursue erally liable for any additional amount owed.	the best of their information provided hetermination of addition	nerein. Furthermore, the parties agree that nal tax due, may result in a penalty of 10%
Sig	nature: Jonin Rae Culyes		Capacity: Grantor
	SELLER (GRANTOR) INFORMATION	BUYER	(GRANTEE) INFORMATION
Pri	(REQUIRED) nt Name: JANICE R. CULVER	Print Name	(REQUIRED) E: Danielle Lewis
Add	dress: 943 Holt Ave.	Address: _o	143 DOCT AVE.
Cit	y: Caliente	City: eAu	€ <i>⊢7</i>
Sta	te NV Zip: 89008	State: <u></u> ✓	Zip: <u> </u>
<u>CO</u>	MPANY/PERSON REQUESTING RECOR	DING (required if not	seller or buyer)
Atte Kat 820 PO	ANKLIN J. KATSCHKE orney at Law tschke Law, LLC N. Spring Street, Suite A Box 703 liente Nevada 89008		

AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED