

APN: 003-074-02

Recording requested by and when recorded
mail tax statements to:

James W. Bradshaw, Sr.
P.O. Box 4
Caliente, Nevada 89008

LINCOLN COUNTY, NV **2022-163165**
Rec:\$37.00
Total:\$37.00 **10/18/2022 10:46 AM**
JAMES WILLIAM BRADSHAW SR. Pgs=3 KC



OFFICIAL RECORD
AMY ELMER, RECORDER

E10

DEED UPON DEATH

(Nev. Rev. Stat. §§111.655 – 111.699)

I, JAMES WILLIAM BRADSHAW, SR., hereby convey to APRIL R. BRADSHAW, effective on my death, all right, title, and interest in the real property commonly known as 323 North Spring Street, City of Caliente, County of Lincoln, State of Nevada, and more particularly described as follows:

LOTS 15 AND 17 IN BLOCK 6 OF THE CITY OF CALIENTE, NEVADA, AS SHOWN ON THE MAP THEREOF RECORDED NOVEMBER 10, 1904 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK OF PLATS PAGE 36, AND FURTHER SHOWN IN THE COMPILED MAP OF CALIENTE FILED IN THE BOOK OF PLATS PAGE 47, LINCOLN COUNTY, NEVADA RECORDS.

ASSESSOR'S PARCEL NUMBER: 003-074-02

Subject to:

1. All general and special taxes for the current fiscal year; and
2. Covenants, Conditions, Restrictions, Reservations, Rights of Way, and Easements now of record.

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. 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 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.

Sept 6, 2022 DATE

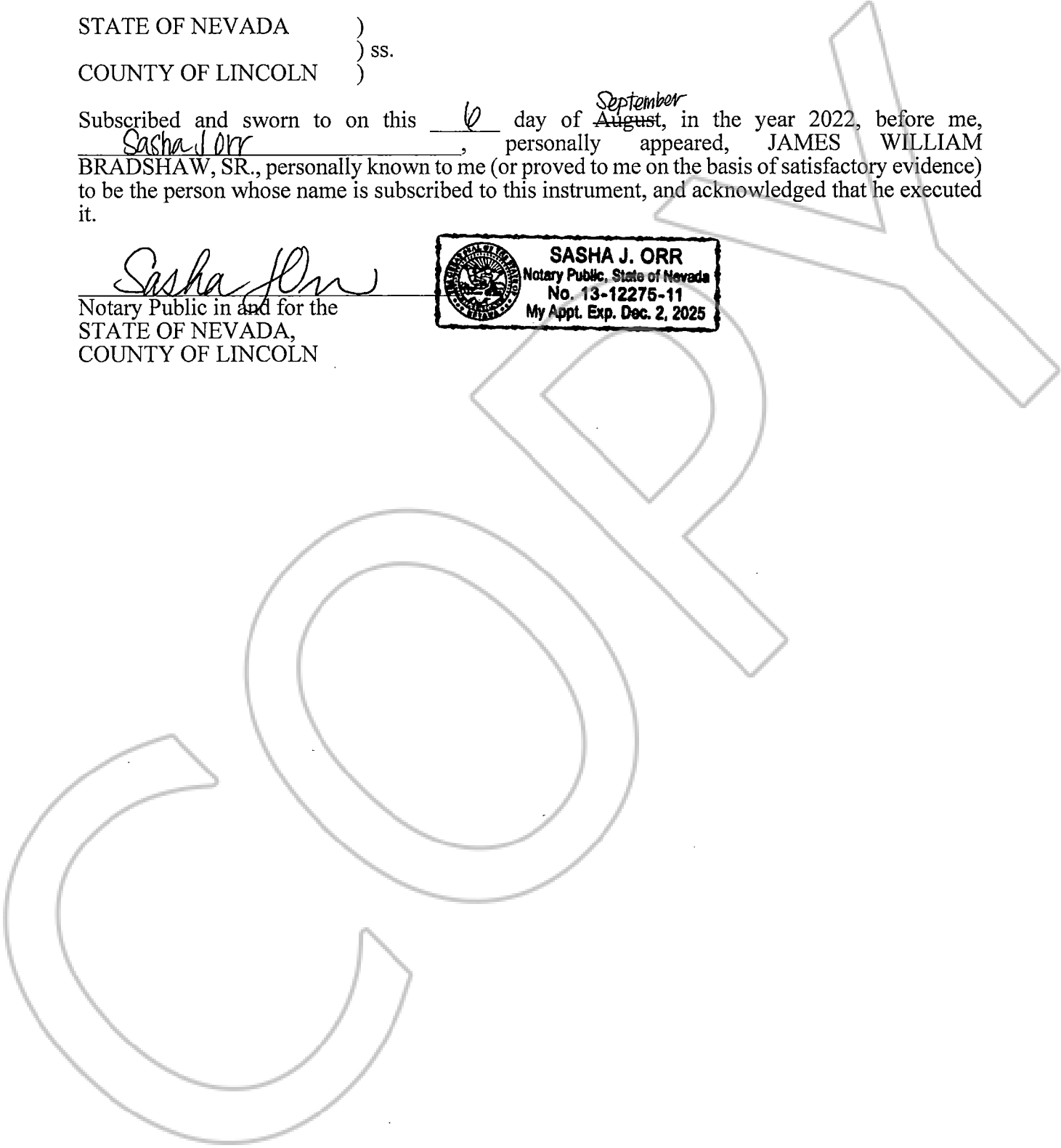
James William Bradshaw, Sr. JAMES WILLIAM BRADSHAW, SR.

**THIS INSTRUMENT IS ATTACHED TO A DEED UPON DEATH
DATED ~~AUGUST~~ _____, 2022**
September

STATE OF NEVADA)
) ss.
COUNTY OF LINCOLN)

Subscribed and sworn to on this 6 day of ~~August~~ ^{September}, in the year 2022, before me, Sasha J Orr, personally appeared, JAMES WILLIAM BRADSHAW, SR., 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.

Sasha J Orr
Notary Public in and for the
STATE OF NEVADA,
COUNTY OF LINCOLN



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 003-074-02
 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 upon my death to my Daughter April Bradshaw
 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 James W. Bradshaw, Jr. Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED) William
 Print Name: James W. Bradshaw, Sr.
 Address: P.O. Box 4
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: April R. Bradshaw
 Address: 421 BELL AVE.
 City: ELY
 State: NV Zip: 89301

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