

LINCOLN COUNTY, NV

2023-163614

\$37.00

RPTT:\$0.00 Rec:\$37.00

01/03/2023 07:47 AM

TITLE DEEDS & NEEDS, LLC

Pgs=3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E10

APN NO: 003-087-03

RECORDING REQUESTED BY:

Title Deeds & Needs, LLC

WHEN RECORDED MAIL TO:

CARL F. MORGENSTERN

P.O. BOX 704

CALIENTE, NV 89008

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

Affix RPTT: Exemption 10

File No. 22-730

DEED UPON DEATH

THIS INDENTURE WITNESSETH THAT:

CARL F. MORGENSTERN, A single person

Does hereby convey to **SUSAN ROBINS effective upon my death**, all right, title and interest in the real property commonly known as 351 Main Street, Caliente, County of Lincoln, State of Nevada, and more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION

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.

Witness my hand this 29 day of December 2022.


CARL F. MORGENSTERN

State of NEVADA
County of LINCOLN

Subscribed and sworn to on this 29 day of December in the year 2022, before me, Hannah Lytle (insert name of notary public), by Carl F. Morgenstern (here insert name of principal).

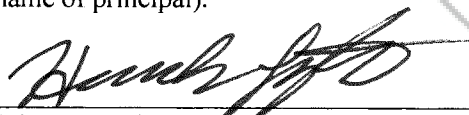
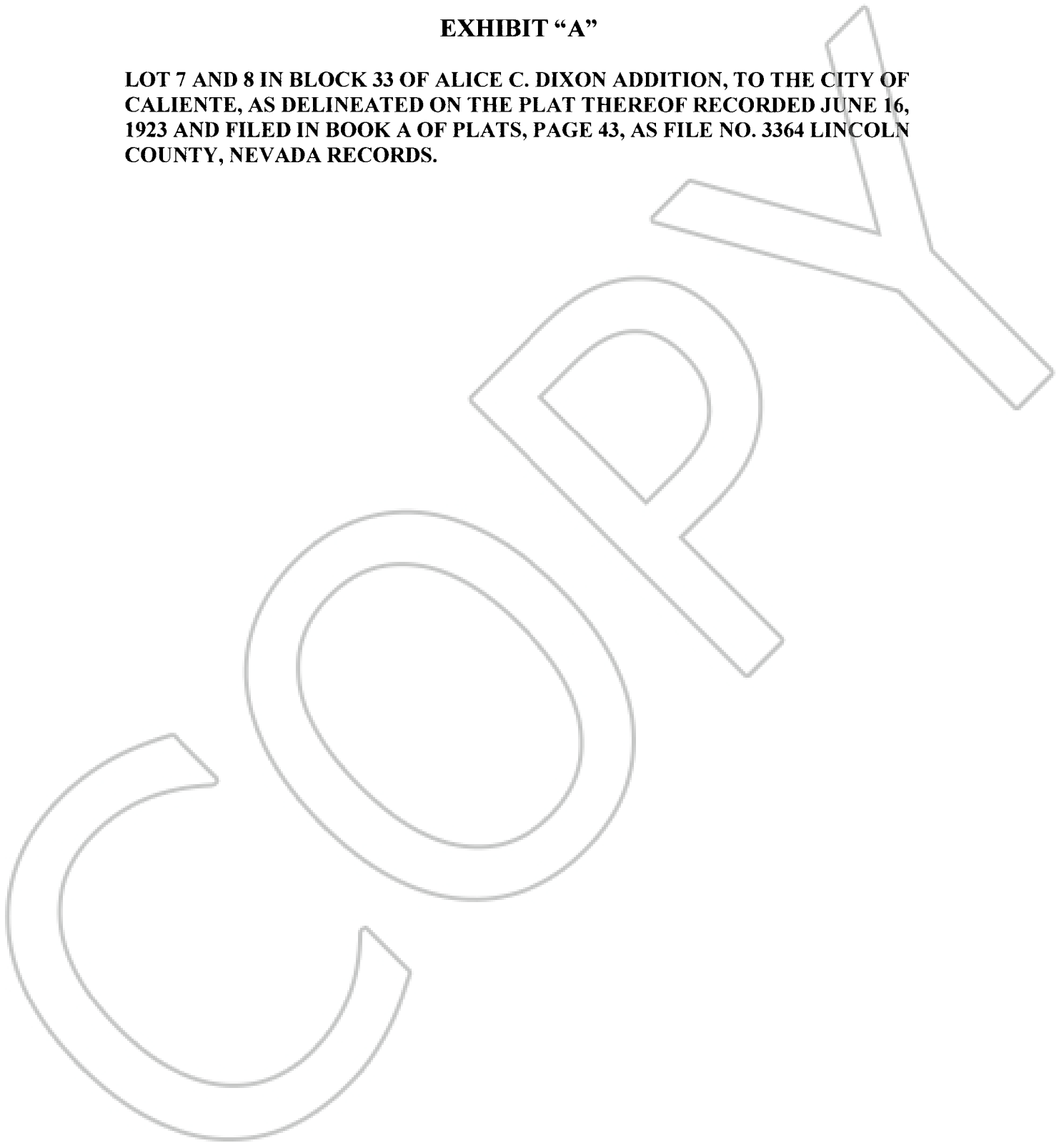

(Signature of Notary Public)



EXHIBIT "A"

LOT 7 AND 8 IN BLOCK 33 OF ALICE C. DIXON ADDITION, TO THE CITY OF CALIENTE, AS DELINEATED ON THE PLAT THEREOF RECORDED JUNE 16, 1923 AND FILED IN BOOK A OF PLATS, PAGE 43, AS FILE NO. 3364 LINCOLN COUNTY, NEVADA RECORDS.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) **003-087-03**
- 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

- 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: *Frank J. [Signature]* Capacity: Agent

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Carl F. Morgenstern
Address: P.O. Box 704
City: Caliente
State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Susan Robins
Address: P.O. Box 704
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. **22-730**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED