

APN: 001-341-18
R.P.T.T.: \$0.00
Exempt: (NRS 375.090, Section 10)

After Recording, Mail To:

Mr. Johnston
PO Box 83
Pioche, NV 89043



OFFICIAL RECORD
AMY ELMER, RECORDER

E10

DEED UPON DEATH

(§111.655, Nevada Revised Statutes)

I, RANDOLPH JOHNSTON, an unmarried man, hereby convey in equal shares to JON CHRISTIAN RASMUSSEN and BEATRICE RASMUSSEN, as joint tenants with right of survivorship,

EFFECTIVE ON MY DEATH, all right, title and interest in the real property commonly known as 238 Juniper Street, Pioche, 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 a beneficiary predeceases me, the transfer to that beneficiary shall:

- Become null and void and shall go to the other above-named designated beneficiary(ies) who do(es) survive.
- Be made to the then-living descendants of the deceased designated beneficiary, per stirpes.
- Be made to the following named successor beneficiary:

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 7 day of FEB, 2023.

RANDOLPH JOHNSTON

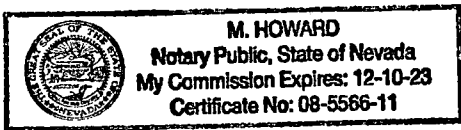
Loose Notary Certificate attached

State of Nevada }
 } ss.
County of Lincoln }

Subscribed and sworn to on this 7th day of February, in the year 2023, before me,
M. Howard, by RANDOLPH JOHNSTON.

On this 7th day of February, in the year 2023, before me,
M. Howard, personally appeared RANDOLPH JOHNSTON, 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.

M. Howard (Signature of Notarial Public)
NOTARY SEAL



* This instrument is attached to a Deed Upon Death
dated February 7, 2023 for APN 001-341-18 *

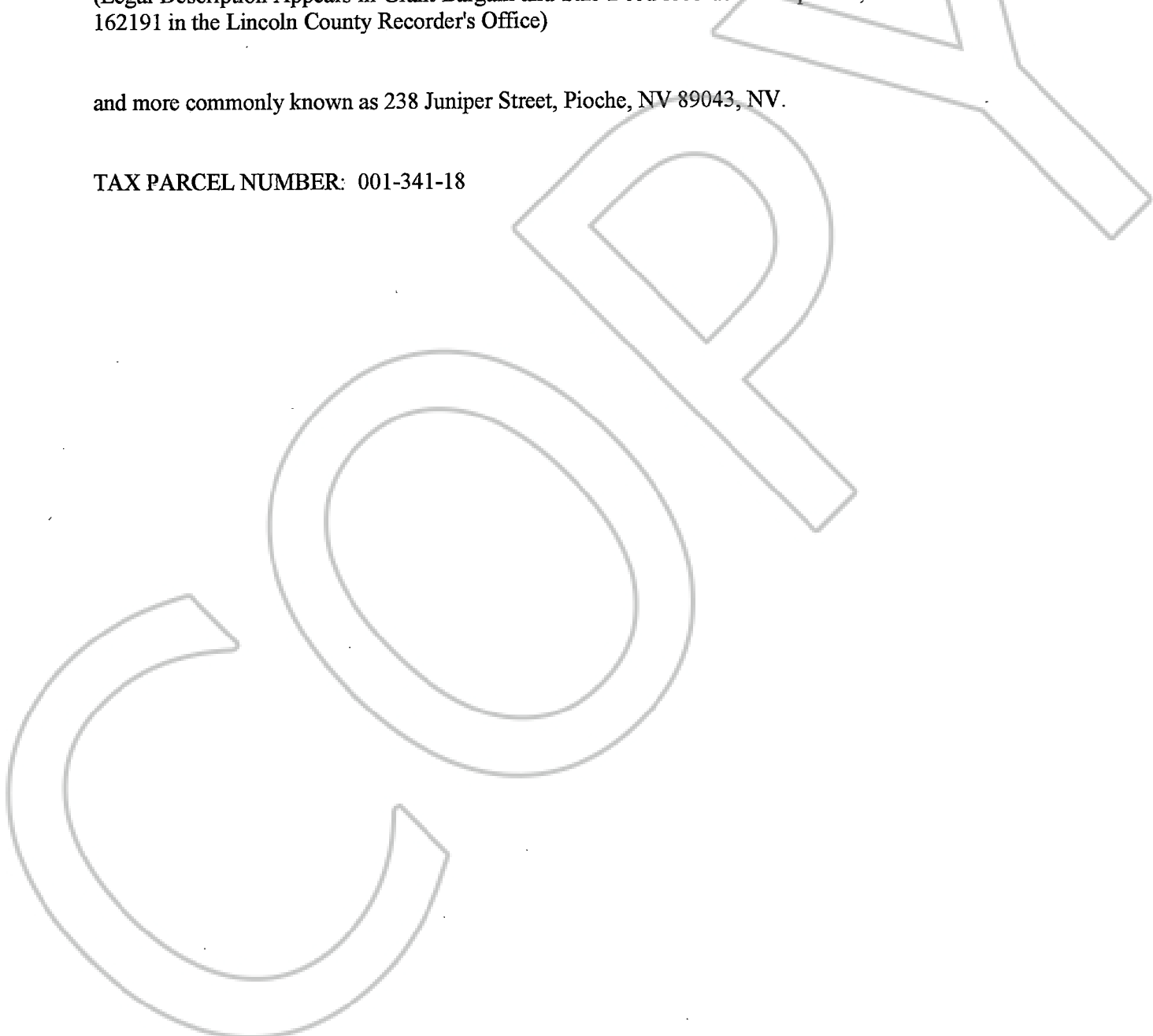
EXHIBIT A

PARCEL NO. 41 AS SHOWN ON PARCEL MAP FOR JAMES VINCENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON MARCH 8, 1999, IN BOOK B OF PLATS, PAGE 193, AS FILE NO. 113439; AND AMENDED BY CERTIFICATE OF AMENDMENT, RECORDED MARCH 17, 1999, IN BOOK B OF PLATS, PAGE 200 A/B, AS FILE NO. 112466; BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA.

(Legal Description Appears in Grant Bargain and Sale Deed recorded on April 11, 2022 as document no. 162191 in the Lincoln County Recorder's Office)

and more commonly known as 238 Juniper Street, Pioche, NV 89043, NV.

TAX PARCEL NUMBER: 001-341-18



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):
 a. 001-341-18
 b. _____
 c. _____
 d. _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

2. Type of Property:
- | | |
|---|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Townhouse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

3. a. Total Value /Sales Price of Property:		<u>NO SALE</u>
b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>(0.00)</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

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 the grantor pursuant to NRS 111.655 to 111.699 inclusive.
5. Partial Interest: Percentage being transferred: _____ %

The undersigned declare and acknowledge, 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: *R J Johnston* Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: RANDOLPH JOHNSTON
 and ~~BEATRICE RASMUSSEN~~ *RT*
 Address: PO Box 83
 City: Pioche
 State NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: JON CHRISTIAN RASMUSSEN
BEATRICE RASMUSSEN
 Address: 390 Alhambra road #E
 City: San Gabriel
 State: CA Zip: 91775

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

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