

APN: 002-212-02
R.P.T.T.: \$0.00
Exempt: (NRS 375.090, Section 10)

This Document Prepared By:
FRANKLIN KATSCHKE
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820 North Spring Street, Suite A
PO Box 703
Caliente, Nevada 89008
7757263162

After Recording, Mail To:
Ms. Florence Irene Masters
1164 Phillips Street
Panaca, NV 89042

LINCOLN COUNTY, NV **2023-165421**
Rec:\$37.00
Total:\$37.00 **07/06/2023 09:43 AM**
FRANKLIN KATSCHKE Pgs=4 KC



OFFICIAL RECORD
AMY ELMER, RECORDER

E10

DEED UPON DEATH

(§111.655, Nevada Revised Statutes)

I, FLORENCE IRENE MASTERS, a widow, hereby convey in equal shares to LISA MARIE CARROLLE, as tenants-in-common,

EFFECTIVE ON MY DEATH, all right, title and interest in the real property commonly known as 1164 Phillips Street, Panaca, NV County of Lincoln, State of Nevada, orlocated 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 3rd day of July, 2023.


FLORENCE IRENE MASTERS

State of Nevada }
 } ss.
County of Lincoln }

Subscribed and sworn to on this 3rd day of July, in the year 2023, before me, BREANNA THOMAS, by FLORENCE IRENE MASTERS.

On this 3rd day of July, in the year 2023, before me, BREANNA THOMAS, personally appeared FLORENCE IRENE MASTERS, 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.

Breanna Thomas (Signature of Notarial Public)
NOTARY SEAL

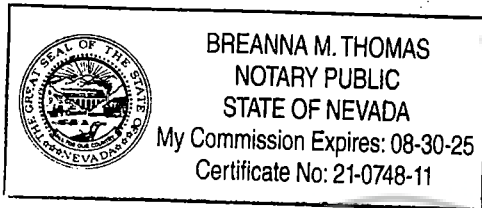


EXHIBIT A

ALL THE REAL PROPERTY SITUATE IN THE COUNTY OF LINCOLN, STATE OF NEVADA, DESCRIBED AS FOLLOWS: THE WEST HALF (W1/2) OF LOT TWO (2), BLOCK THIRTY-THREE (33) OF THE TOWN OF PANACA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

and more commonly known as 1164 Phillips Street, Panaca, NV.

TAX PARCEL NUMBER: 002-212-02

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):
 a. 002-212-02
 b. _____
 c. _____
 d. _____

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

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Townhouse d. 2-4 Plex
 e. Apt. Bldg f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 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: 100 %

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: Florence Irene Masters Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: FLORENCE IRENE MASTERS
 Address: 1164 Phillips Street
 City: Panaca
 State NV Zip: 89042

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: LISA MARIE CARROLLE
 Address: _____
 City: _____
 State: _____ Zip: _____

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

FRANKLIN KATSCHKE
 Attorney at Law
 820 North Spring Street, Suite A
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