

LINCOLN COUNTY, NV

2023-166367

Rec:\$37.00

Total:\$37.00

12/27/2023 01:33 PM

FRANKLIN KATSCHKE

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OFFICIAL RECORD  
AMY ELMER, RECORDER

E10

APN: 003-021-16

R.P.T.T.: \$0.00

**This Document Prepared By:**

FRANKLIN KATSCHKE

*Attorney at Law*

820 North Spring Street, Suite A

PO Box 703

Caliente, Nevada 89008

7757263162

**After Recording, Mail To:**

RICHARD D. HARDING

4043 Eureka Ave.

Crescent Valley, NV 89821

## DEATH OF GRANTOR AFFIDAVIT

(§111.699, Nevada Revised Statutes)

I, RICHARD D. HARDING, being duly sworn, deposes and says that LAVETTE MARIE LEE, the decedent mentioned in the attached certified copy of the Certificate of Death, is the same person as LAVETTE M. LEE, named as the grantors or as one of the grantors in the deed upon death recorded on May 25, 2021, as document or file number 160427, records of Lincoln County Nevada, covering the real property located in the County of Lincoln, State of Nevada, and more particularly described as follows:

SITUATE IN THE CITY OF CALIENTE, NEVADA, WITHIN A PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A-1 OF THAT CERTAIN AMENDED PARCEL MAP RECORDED MARCH 21, 1997 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK B OF PLATS, PAGE 26 AS FILE NO. 108388, LINCOLN COUNTY, NEVADA RECORDS.

ASSESSOR'S PARCEL NUMBER: 003-021-16

Dated this 15<sup>th</sup> day of December, 2023.

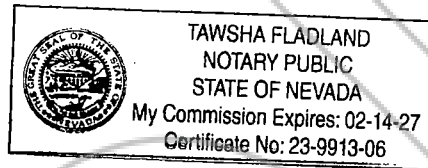
  
RICHARD D. HARDING

State of Nevada }  
County of EIKO } ss.

Subscribed and sworn to on this 15<sup>th</sup> day of December, in the year 2023, before me, Tawsha Fladland, by RICHARD D. HARDING

On this 15<sup>th</sup> day of December, in the year 2023, before me, Tawsha Fladland, personally appeared RICHARD D. HARDING, 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.

Tawsha Fladland (Signature of Notarial Public)  
NOTARY SEAL



STATE OF UTAH  
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2022003459

Lavette Marie Lee

DECEDENT INFORMATION

Date of Death: February 16, 2022  
City of Death: St George  
Age: 81  
Place of Birth: Ontario, California  
Armed Services: No  
Spouse's Name:  
Industry/Business: State of Nevada  
Residence: Caliente, Nevada  
Mother's Name: Dorothea Fullam  
Facility or Address: St George Regional Hospital  
Time of Death: 20:30  
County of Death: Washington  
Date of Birth: December 29, 1940  
Sex: Female  
Marital Status: Widowed  
Usual Occupation: Youth Corrections  
Education: 9th Through 12th Grade  
Father's Name: George Rowe  
Facility Type: Hospital Inpatient

INFORMANT INFORMATION

Name: Michael Harding  
Mailing Address: PO Box 652, Caliente, Nevada 89008  
Relationship: Son

DISPOSITION INFORMATION

Method of Disposition: Cremation  
Place of Disposition: Southern Utah Crematory, Cedar City, Utah  
Date of Disposition: February 24, 2022

FUNERAL HOME INFORMATION

Funeral Home: Southern Utah Mortuary - Cedar City  
Address: 190 North 300 West, Cedar City, Utah 84720  
Funeral Director: Morgan R Sulz

MEDICAL CERTIFICATION

Certifying Physician: Lewis Taub MD, 1380 East Medical Center Drive, Suite 2200, St George, Utah 84790

CAUSE OF DEATH

Septic shock  
Due to (or as a consequence of): Sepsis  
Due to (or as a consequence of): Aspiration  
Due to (or as a consequence of): Cerebrovascular Accident  
Other significant conditions: Hypertension, Acute Hypoxic Respiratory Failure, GERD, AFIB, Hypercalcemia  
Tobacco Use: Probably Contributed  
Medical Examiner Contacted: Yes Autopsy Performed: No Manner of Death: Natural

Date Registered: February 18, 2022

Date Issued: February 23, 2022

This is an exact reproduction of the facts registered in the Utah State Office of Vital Records and Statistics. Security features of this official document include: High Resolution Border, V & R images in top cycloids, and microtext. This document displays the date, seal, and signature of the Utah State Registrar of Vital Records and Statistics.



Linda S. Winger LCSW  
State Registrar  
Rev. 4/19



066450620



David W. Blodgett, MD  
Director/Health Officer



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 603-021-16  
 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 \$ -0-

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 10  
 b. Explain Reason for Exemption: DEATH OF JOINT TENA DEED UPON DEATH

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 [Signature] Capacity ATTORNEY

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: LAVETTE MARIE LEE  
 Address: 4043 EUREKA AVE.  
 City: CRESCENT VALLEY  
 State: NV Zip: 89821

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: RICHARD D. WARDING  
 Address: 4043 EUREKA AVE.  
 City: CRESCENT VALLEY  
 State: NV Zip: 89821

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

Print Name: FRANKLIN KATSCHE Escrow #: NA  
 Address: 1136 MAIN ST. PO BOX 785  
 City: PANACA State: NV Zip: 89042