

After recording, please return to:

Name: Joanna Stephens  
Address: 5989 S 4675 W  
City, State, Zip: Hooper, UT 84315  
Phone: 801-726-7264

Assessor's Parcel Number 01-062-01

LINCOLN COUNTY, NV **2024-167401**  
Rec:\$37.00  
Total:\$37.00 **09/04/2024 09:56 AM**  
JOANNA STEPHENS Pgs=3 KC



OFFICIAL RECORD E10  
AMY ELMER, RECORDER

-----Above This Line Reserved For Official Use Only-----

**DEED UPON DEATH**  
(Nev. Rev. Stat. §§111.655 - 111.699)

I (we), Joseph M. MOFFO (owner(s)), hereby convey to  
Joanna Stephens (beneficiary(ies)), effective on  
my (our) death, all right, title, and interest in the real property commonly known as  
207 Austin Street (address) City/Town of Pioche,  
County of Lincoln, State of Nevada, and more particularly described as (legal description):

Lot 1, 2, 3 in Block 6 of the town Pioche, Nevada,  
as shown on Supplement "B" to the Pioche mines  
consolidated, recorded April 7 1937 in Book A-1 of  
Plats, page 53, Lincoln County, Nevada Records  
Assessor's Parcel Number for 1996-1997. 01-062-01

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.

DATED this 3 day of September, 2024

SIGNATURE(S)  
Joseph Moffo

**\*\*THIS INSTRUMENT IS ATTACHED TO A DEED UPON DEATH  
FOR APN 001-062-01 DATED: September 3, 2024 \*\***

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF LINCOLN        )

Subscribed and sworn to on this 3rd day of September, in the year 2024, before me,  
Mercedes Howard (here insert name of notary public), by  
Joseph M. Moffo (here insert name of principal).

On this 3rd day of September, in the year 2024, before me, Mercedes Howard  
(here insert name of notary public), personally appeared Joseph M. Moffo (here  
insert name of principal) 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  
or she executed it.

Mercedes Howard  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 01-062-01
- 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: 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 Joanna Stephens Capacity grantee

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

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

Print Name: Joseph M Moffo  
 Address: 207 Austin Street  
 City: Pioche  
 State: NV Zip: 89043

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

Print Name: Joanna Stephens  
 Address: 5989 S 41675 W  
 City: Hooper  
 State: UT Zip: 84315

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_