

LINCOLN COUNTY, NV

**2024-167415**

\$37.00

RPTT:\$0.00 Rec:\$37.00

**09/11/2024 08:57 AM**

TITLE DEEDS & NEEDS

Pgs=2 AE

**OFFICIAL RECORD**

AMY ELMER, RECORDER

E10

**APN NO: 003-083-06**

**RECORDING REQUESTED BY:**

**Title Deeds & Needs, LLC**

**WHEN RECORDED MAIL TO:**

**JESSICA ROSS FRANK**

**P.O. BOX 145**

**CALIENTE, NV 89008**

**MAIL TAX STATEMENTS TO:**

**RICHARD ORR & MARGARET ORR**

**P.O. BOX 145**

**CALIENTE, NV 89008**

**Affix RPTT: Exemption 10**

**File No. 24-577**

**DEED UPON DEATH**

THIS INDENTURE WITNESSETH THAT:

**Richard A. Orr and Margaret Ross Orr, husband and wife, as joint tenants**

Does hereby convey to **Jessica Ross Frank effective upon my death**, all right, title and interest in the real property commonly known as 417 Dixon 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.
3. Deed(s) of Trust of Record, if any.

**GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT ATTACHED AS PAGE 2 AND MADE A PART HEREOF.**

WITNESSED this 10<sup>th</sup> day of SEPTEMBER 2024.

*Richard A. Orr*

**RICHARD A. ORR**

*Margaret Ross Orr*

**MARGARET ROSS ORR**

State of NEVADA }  
                          } ss.  
County of LINCOLN }

On this 10<sup>TH</sup> day of SEPTEMBER in the year 2024, before me, ASHLEY REMINGTON (insert name of notary public), personally appeared RICHARD A. ORR AND MARGARET ROSS ORR (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.

*Ashley Remington*

(Signature of Notary Public)

NOTARY SEAL



Notarized using audio-visual communication.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) **003-083-06**
- 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: Margaret Ross Orr Capacity: GRANTOR

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

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

Print Name: Richard A. Orr & Margaret Ross Orr  
Address: P.O. Box 145  
City: Caliente  
State: NV Zip: 89008

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

Print Name: Jessica Ross Frank  
Address: P.O. Box 145  
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. 24-577**