

**Official Record**Recording requested By  
NANCY J. SPRENKLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: HB

Book- 284 Page- 0709

APN: 06-041-22

## RETURN RECORDED DEED TO:

Nancy J. Sprenkle  
P.O. Box 664  
Pioche, Nevada 89043

## GRANTEE/MAIL TAX STATEMENTS TO:

Nancy J. Sprenkle  
P.O. Box 664  
Pioche, Nevada 89043

**DEED UPON DEATH**

THIS INDENTURE, made and entered into this 27 day of JANUARY, 2014, I, Nancy J. Sprenkle, a widowed woman, the parties of the first part, hereinafter referred to as "GRANTOR", hereby convey to Robert Magahan, a married man, as his sole and separate property, and as, the party of the second part, hereinafter referred to as "GRANTEE." Effective upon my death, the following described real property:

All that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

The North one-half (N ½ ) of the Southeast Quarter (SE ¼ ) of U.S. Government Lot Five (5) in Section 2, Township 4 North, Range 67 East, M.D.B. &M.

EXCEPTING THEREFROM any portion of said land conveyed to the Lincoln County Power District No. 1 by a Deed recorded August 23, 1985, in Book 67 of Official Records, Page 87, as File No. 83286, Lincoln County, Nevada, Records.

Together with all water, water rights, rights to the use of water, dams, ditches, canals, pipeline, reservoirs, wells, pumps, pumping stations and all other means for their diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stockwatering, domestic or any other use.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEE, and to their heirs and assigns, forever.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTORS. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTORS WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO SUBSECTION 1



STATE OF NEVADA  
DECLARATION OF VALUE

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Page 1 of 1 Fee: \$15.00  
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- 1. Assessor Parcel Number(s)
  - a. 006-041-22
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. Type of Property:
 

|  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | 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                 |
| Other _____                              |   |

|                                 |             |
|---------------------------------|-------------|
| FOR RECORDERS OPTIONAL USE ONLY |             |
| Book _____                      | Page: _____ |
| Date of Recording: _____        |             |
| Notes: _____                    |             |

- 3.a. Total Value/Sales Price of Property \$ \_\_\_\_\_
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ))
- c. Transfer Tax Value: \$ \_\_\_\_\_
- d. Real Property Transfer Tax Due \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 10
- b. Explain Reason for Exemption: A conveyance of real property by deed that become effective upon the death of the grantor. To My BROTHER

- 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 Nancy J. Sprenkle Capacity: Grantor

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

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

Print Name: Nancy Sprenkle

Address: P.O. Box 664

City: Pioche

State: Nevada Zip: 89043

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

Print Name: Robert Magahan

Address: 26 AMBER CIRCLE

City: LAS VEGAS

State: NEVADA Zip: 89106

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_