

Official Record

Recording requested By  
DYALN V. FREHNER

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$21.00 Page 1 of 8  
RPTT: Recorded By: AE  
Book- 308 Page- 0412

APN 12-190-07  
12-200-06  
APN 12-200-07  
12-200-08  
12-200-13  
APN 12-200-26



AFFIDAVIT OF DEATH OF JOINT TENANT

Title of Document

Affirmation Statement

\_\_\_\_ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: NRS 40.525(5) & 111.365  
(State specific law)

*Dylan V. Frehner*  
Signature Title

Dylan Frehner  
Print

12/21/16  
Date

Grantees address and mail tax statement:

Eve Wadsworth Waite  
4566 W. 5600 N.  
Clifton, ID 83228



APN: 12-190-07  
12-200-06  
12-200-07  
12-200-08  
12-200-13  
12-200-26

**RETURN RECORDED DEED TO:**

**EVE WADSWORTH WAITE**  
4566 W. 5600 N.  
Clifton, ID 83228

**GRANTEE/MAIL TAX STATEMENTS TO:**

**EVE WADSWORTH WAITE**  
4566 W. 5600 N.  
Clifton, ID 83228

**AFFIDAVIT OF DEATH OF JOINT TENANT**

State of Nevada      )  
                                  )ss  
County of Lincoln    )

John M. Wadsworth, also known as John Milton Wadsworth hereby swears under penalty of perjury, that the following assertions are true of his own personal knowledge:

- 1. I am over the age of twenty-one (21) years and competent to be a witness as to the matters hereinafter stated.
- 2. I am John M. Wadsworth, the same person named as John M. Wadsworth, one of the grantees as joint tenants with right of survivorship named in those certain Deeds and other Documents stated below:
  - a. An Agreement for Right-of-Way Easement recorded on 23rd day of January, 1974, as Document #053828, in Book 9, Page 119-120, of the Official Records, in the Office of the County Recorder of Lincoln County, State of Nevada, and covering the real property interest, namely a right-of-way easement across a portion of APN 12-200-26 and further described as:

**That certain real property situate in the County of Lincoln, State of Nevada, described as follows:**



**Beginning at a point on the division line between Section 17 and Section 18, Township 2 South, Range 68 East, M.D.B. & M., which is 62 feet South of The Northwest corner of the Southwest Quarter (SW ¼) Of the Southwest Quarter (SW ¼) of section 17, and The Northeast corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 18; Thence 62 feet North along said division line to the Northwest corner of the Southwest Quarter (SW ¼) of The Southwest Quarter (SW ¼) of Section 17 And the Northeast corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 18; thence East 30 feet along the "Forty" Line between the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) and the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 17; thence 45 feet South to a point 30 feet East of the division line between section 17 and Section 18; thence approximately 57 feet Southwest to the point of beginning, Township 2 South, Range 68 East, Mount Diablo Base Meridian, Lincoln County, Nevada.**

- b. A Joint Tenancy Deed recorded on the 7th day of August, 1980, as Document #69376, in Book 38, Page 621, of the Official Records, in the Office of the County Recorder of Lincoln County, State of Nevada, and covering the real property known as a portion of APN 12-200-13 in the County of Lincoln, State of Nevada, and further described as:

**Beginning at a point 264 feet South of the Northeast (NE) corner of the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section Seventeen (17); thence South 90 feet; thence Westerly to a point 296 feet south of the Northwest (NW) corner of the Southeast Quarter of the Northeast Quarter (SE ½ NE ¼) of Section Seventeen (17); thence North 40 feet; thence Easterly to a point 165 feet West of the East side line of Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section Seventeen (17); thence North 50 feet; thence Easterly to the point of beginning; all in Township Two South (T 2 S), Range Sixty-eight East (R 68 E), N.D.B.&M., together with all appurtenances thereunto belonging.**

- c. A Joint Tenancy Deed recorded on the 19th day of April, 1978, as Document #061769, in Book 25, Page 171, of the Official Records, in the Office of the County Recorder of Lincoln County, State of Nevada, and covering the real property known as a portion of APN 12-200-13 in the County of Lincoln, State of Nevada, and further described as:

**Certain lot, piece or parcel of land situate in the County of Lincoln, State of Nevada, and bounded and described as follows, to-wit:**

**That portion of the Southeast quarter of the Northeast quarter (SE ¼ NE ¼) of section 17, Township 2 South, Range 68 East,**



**MDB&M., in Lincoln County, Nevada, described as follows: Commencing at the Northeast corner of said Southeast quarter of the Northeast quarter (SE ¼ NE ¼) of said Section 17, and running thence South 264 feet along the East boundary of said (SE ¼ NE ¼) to the true point of beginning; thence continuing South along said East boundary to the Southeast corner of said (SE ¼ NE ¼); thence West along the South boundary of said (SE ¼ NE ¼) to the Southwest corner of said (SE ¼ NE ¼) thence North along the West boundary of said SE ¼ NE ¼ to a point 256 feet South of the Northwest corner of said (SE ¼ NE ¼); thence in an Easterly direction to the true point of beginning, and containing 32.121 acres, more of less. Together with 24 hours rights on the White Wash ditch and or pipe line.**

- d. A Grant Deed (Joint Tenancy) recorded on the 14th day of March, 1966, as Document #43759, in Book N-1 of Real Estate Deeds, Page 60, of the Official Records, in the Office of the County Recorder of Lincoln County, State of Nevada, and covering the real property known as APN 12-190-07 in the County of Lincoln, State of Nevada, and further described as:

**A part of Patent No. 3191 – The North half of the Southeast quarter of the Southeast (N ½ SE ¼ SE ¼) of Section 18, Township 2 South, Range 68 East, M.D.B.&M; also a triangular parcel of ground described as follows: Beginning at the Northeast corner of the Southwest Quarter of the Southeast quarter (SW ¼ SE ¼) of Section 18, Township 2 South, Range 68 East, M.D.B.&M; and running thence South 660 feet; thence West 437 feet; and thence Northeast-erly along the center of a creek bed approximately 800 feet to the place of beginning.**

- e. A Joint Tenancy Deed recorded on the 24th day of February, 1972, as Document #051292, in Book 3, Page 501-502, of the Official Records, in the Office of the County Recorder of Lincoln County, State of Nevada, and covering the real property known as a portion of APN 12-200-07 in the County of Lincoln, State of Nevada, and further described as:

**Commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼) of Section Seventeen (17), Township Two South (T. 2 S.), Range Sixty-eight East (R. 68 E.), Mount Diablo Base and Meridian, Lincoln County, Nevada, and running thence South a distance of 281 feet to the true point of beginning: Thence South 747 feet; thence North 86° 06: East 1139 feet; thence North 5° East 638 feet; thence West 1190 feet to the true point of beginning, containing 18 and 42/100 acres of land, more or less, and being situated in the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼) of section seventeen (17), Township Two**



**South (T. 2 S.), Range Sixty-Eight East (R. 68 E.), Mount Diablo Base and Meridian, Lincoln County, Nevada, and being situated within Patent No. 7650.**

**Excepted from the above conveyance are any and all rights of way heretofore transferred by the Grantors of their predecessors in interest to other persons.**

**One (1) well on the above described parcel of ground, being evidenced by permit No. 17587.**

**All of the right, title and interest of the Grantors, or either of them, in and to the entity known as and operated as "South Panaca Power Group", including the right of Grantors in and to any and all rights of way, poles, lines and other physical facilities of said Group, including the right to take and use power therefrom.**

- f. A Correction Joint Tenancy Deed recorded on the 18th day of March, 1974, as Document #054018, in Book 9, Page 384-385, of the Official Records, in the Office of the County Recorder of Lincoln County, State of Nevada, and covering the real property known as a portion of APN 12-200-06 in the County of Lincoln, State of Nevada, and further described as:

**Commencing at a point 293 feet South of the Northeast corner of the SE ¼ NE ¼ of Section 18, and running thence North 321 ½ feet to the North boundary line of said tract, thence at right angles East 1549 feet, thence South at right angles 89 ½ feet, thence East at right angles 491 feet, thence South at right angles 232 feet, thence West at right angles 2040 feet to the place of beginning, all situate in Section 17, T2S., R68E., MDB&M., and containing 14.5 acres, more or less.**

- g. A Joint Tenancy Deed recorded on the 25th day of October, 1963, as Document #041024, in Book M-1 of Real Estate Deeds, Page 198, of the Official Records, in the Office of the County Recorder of Lincoln County, State of Nevada, and covering the real property known as a portion of APN 12-200-08 in the County of Lincoln, State of Nevada, and further described as:

**Certain Lot, piece or parcel of land situate in the County of Lincoln, State of Nevada and bounded and described as follows, to-wit:  
50 acres of land (Out of Patent No. 810252) being the NW ¼ SE ¼ and the South one-fourth of the SW ¼ NE ¼ of Section 17, T2S., R68E., MDB&M., and being in what is known as the White Wash South of the Town of Panaca, Nevada.**

- h. A Grant, Bargain, Sale Deed recorded on the 29th day of July, 1963, as Document #040562, in Book M-1 of Real Estate Deeds, Page 165, of the Official Records, in



the Office of the County Recorder of Lincoln County, State of Nevada, and covering the real property known as a portion of APN 12-200-07 and a portion of APN 12-200-08 in the County of Lincoln, State of Nevada, and further described as:

**All that real property situate in the Town of Panaca, County of Lincoln, State of Nevada, bounded and described as follows:**

**18 acres in the Southeast quarter (SE ¼) of the Northwest quarter (NW ¼) and East one-fourth of the Southwest quarter (SW ¼) of the Northwest quarter (NW ¼) of section 17, Township 2 South, Range 68 East, M.D.B.&M., described as follows:**

**Commencing at a point on fence line South 312.2 feet from the center of Northwest quarter (NW ¼) of Section 17, Township 2 South, Range 68 East, M.D.M.&B., thence first course South 89°20' East, approximately 1325' to North and South center line of said Section 17; thence, second course, South along center line about 620 feet; thence, third course, West about 740' to a fence; thence on same course about 496 feet farther to another fence; thence fourth course, approximately North 41 degrees East about 30 feet to fence corner; thence fifth course, along fence south 85°6' West 135' to North and South center line of Northwest Quarter (NW ¼) of said Section 17, and thence on same course along fence about 208' farther to an intersecting fence; thence sixth course, approximately North 5° East along fence about 638' to intersect fence; thence, seventh course, South 89°20' East, along fence, about 144.8' to a point of beginning, excluding the right of way For Panaca Flood Control Ditch.**

- i. A Joint Tenancy Deed recorded on the 21st day of March, 1966, as Document #043789, in Book N-1 of Real Estate Deeds, Page 70, of the Official Records, in the Office of the County Recorder of Lincoln County, State of Nevada, and covering the real property known as a portion of APN 12-200-08 in the County of Lincoln, State of Nevada, and further described as:

**Beginning at the Northwest corner of the Southeast quarter of the Northeast quarter (SE ¼ NE ¼) of Section 17, T2S., R68E., MDB&M., and running thence South 256 feet, thence East 1155 feet, thence North 50 feet, thence West 225 feet, thence Northerly 270 ft. to a point on the North boundary of said SE ¼ NE ¼ Sec. 17, which point is 430 feet West of the Northeast corner of said SE ¼ NE ¼ Sec. 17, thence West along said North boundary of said SE ¼ NE ¼ Sec. 17, a distance of 890 feet to the place of beginning.**

- j. A Joint Tenancy Deed recorded on the 16th day of August, 1974, as Document #054924, in Book 11, Page 188-189, of the Official Records, in the Office of the County Recorder of Lincoln County, State of Nevada, and covering



the real property known as a portion of APN 12-200-08 in the County of Lincoln, State of Nevada, and further described as:

**Certain lot, piece or parcel of land situate in the County of Lincoln, State of Nevada and bounded and described as follows, to-wit:**

**NE ¼ SW ¼, Section 17, T. 2 S., R. 68 E., Mount Diablo Base Meridian, Lincoln County, Nevada.**

4. Margaret A. Wadsworth, also known as Margaret Wadsworth, is one of the grantees named in said Deeds and Documents listed above, and is the identical Margaret Christine Wadsworth, who died on June 5, 2007, in St. George, Washington County, State of Utah. I am John M. Wadsworth, the widow of Margaret Christine Wadsworth.

*John M. Wadsworth*  
\_\_\_\_\_  
John M. Wadsworth

SUBSCRIBED and SWORN to before me

This 13<sup>th</sup> day of August, 2016.

*M. Howard*  
\_\_\_\_\_  
NOTARY PUBLIC



CERTIFICATE OF DEATH State File Number: 2007006405 Margaret Christine Wadsworth

DECEDENT INFORMATION

Date of Death: June 5, 2007 Time of Death: 00:36
City of Death: St George County of Death: Washington
Age: 73 Date of Birth: November 8, 1933
Place of Birth: Castle Gate, Utah Sex: Female
Armed Services: No Marital Status: Married
Spouse's Name: John Milton Wadsworth Usual Occupation: Homemaker
Industry/Business: Own Home Education: Bachelor's Degree
Residence: Panaca, Nevada Parent or Father: Reuben Andersen
Parent or Mother: Ruby Ellen Baird Facility Type: Hospital Inpatient
Facility or Address: Dixie Regional Medical Center

INFORMANT INFORMATION

Name: John Milton Wadsworth Relationship: Husband
Mailing Address: 5th and Hansen, Panaca, Nevada 89042

DISPOSITION INFORMATION

Method of Disposition: Burial
Place of Disposition: Panaca Cemetery, Panaca, Nevada
Date of Disposition: June 9, 2007

FUNERAL HOME INFORMATION

Funeral Home: Southern Utah Mortuary - Cedar City
Address: 190 North 300 West, Cedar City, Utah 84720
Funeral Director: Nicholas L Graff

MEDICAL CERTIFICATION

Medical Professional: Norman Brito-Dellan MD, Dixie Regional Medical Center, 1380 East Medical Center Drive, St George, Utah 84770

CAUSE OF DEATH

Respiratory Failure
Due to (or as a consequence of): Encephalopathy (Toxic-Metabolic)
Due to (or as a consequence of): Methicillin-Sensitive Staphylococcus aureus Sepsis
Due to (or as a consequence of): Sepsis
Other significant conditions: Renal Failure, Diabetes mellitus
Tobacco Use: Unknown if User
Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: June 8, 2007
Date Issued: November 28, 2016

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.



Richard J. Oborn, MPA State Registrar



065242300

Gary L. Edwards Director/Health Officer County/District Health Department

