

LINCOLN COUNTY, NV

**2018-155204**

\$269.00

RPTT:\$234.00 Rec:\$35.00

**09/07/2018 02:59 PM**

COW COUNTY TITLE CO.

Pgs=3 AE

**OFFICIAL RECORD**

**LESLIE BOUCHER, RECORDER**

APN: 013-160-43 013-160-43

Affix R.P.T.T. \$ 234.00

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:

**HOWARD WAYNE SPRAGUE AND BARBARA  
JEAN SPRAGUE AND JOSH WAYNE SPRAGUE  
P.O. BOX 633  
CALIENTE, NEVADA 89008**

ESCROW NO: 18029172-149-CK

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## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Patrick J. Horner Sr. and Victoria Carter Horner, Husband and Wife as Joint Tenants

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Howard Wayne Sprague and Barbara Jean Sprague, Husband and Wife and Josh Wayne Sprague, A Single Man all as Joint Tenants

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to: 

1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 31<sup>st</sup> day of August, 2018.

Patrick J. Horner Sr.  
Patrick J. Horner Sr.

Victoria Carter Horner  
Victoria Carter Horner

STATE OF NEVADA )  
 ) ss.  
COUNTY OF LINCOLN )

On this 31<sup>st</sup> day of August 2018,  
appeared before me, a Notary Public,  
Patrick J. Horner, Sr. and

Victoria Carter Horner

personally known or proven to me to  
be the person(s) whose name(s) is/are  
subscribed to the above instrument,  
who acknowledged that he/she/they  
executed the instrument for the  
purposes therein contained.

Betsy Comella  
Notary Public ) BETSY COMELLA

My commission expires: 11/24/20



NO: 16-4059-11

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 79475

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

That portion of the Southeast Quarter (SE1/4) of Section 11, Township 3 South, Range 67 East, M.D.B.& M., Lincoln County, Nevada, described as follows:

Parcel No. 4 as shown on that certain Parcel Map recorded May 18, 1998 in Book B of Plats, page 111 as File No. 110954, and the Amended Subsequent Parcel Map for Gary A. Carrigan recorded May 18, 1999 in Book B of Plats, page 222 as File No. 112818, Lincoln County, Nevada records.

EXCEPTING THEREFROM that portion lying within Carrigan Ave and Pauline Circle as conveyed to the County of Lincoln, State of Nevada by Deed recorded June 13, 2002 in Book 164 of Official Records, page 323 as File No. 118311, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 013-160-43

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Numbers:

- a) 013-160-43
- 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
- i)  Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$60,000.00
- b) Deed in Lieu of Foreclosure Only (value of property): \$(0.00)
- c) Transfer Tax Value: \$60,000.00
- d) Real Property Transfer Tax Due: \$ 234.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

- 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: *Patrick J. Horner* Capacity: Grantor

Signature: *Barbara Jean Sprague* Capacity: Grantee

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

Print Name: Patrick J. Horner<sup>Sr.</sup> and Victoria Carter Horner  
 Address: PO Box 554  
 City, St., Zip: Caliente, NV 89008

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

Print Name: Howard Wayne Sprague and Barbara Jean Sprague and Josh Wayne Sprague  
 Address: PO Box 633  
 City, St., Zip: Caliente, NV 89008

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

Print Name: Cow County Title Co. Escrow #: 18029172-149-CK  
 Address: 761 S. Raindance Drive  
 City/State/Zip: Pahrump, NV 89048 ORDER NO: 79475

as a public record this form may be recorded/microfilmed