

LINCOLN COUNTY, NV **2019-156281**
RPTT:\$117.00 Rec:\$35.00
Total:\$152.00 **05/24/2019 10:28 AM**
COW COUNTY TITLE Pgs=4 KE

A.P.N. No.:	003-132-09
R.P.T.T.	\$117.00
Escrow No.:	80670
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
HOWARD W. SPRAGUE and BARBARA SPRAGUE	
P O Box 633	
Caliente, NV 89008	



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **RHONDA LYNN WIGGINS, a widow** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **HOWARD W. SPRAGUE and BARBARA SPRAGUE, husband and wife as joint tenants**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

A portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 7, Township 4 South, Range 67 East, M.D.B.&M., described as follows:

Lot 11 in Block B of the JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE, Lincoln County, Nevada as shown on the map thereof recorded August 9, 1963 as Document No. 40599, Lincoln County, Nevada records.

Excepting therefrom the Northeasterly 5 Feet of said lot, as conveyed by Deed recorded June 26, 1987 in the Office of the County Recorder of Lincoln County, Nevada, in Book 75 of Official Records, page 667 as File No. 87171, Lincoln County, Nevada records.

EXCEPTING THEREFROM all coal, oil, and gas within or underlying said land reserved in Deed from Los Angeles and Salt Lake Railroad Company, recorded April 18, 1938 in Book E-1 of Real Estates Deeds, page 338, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 003-132-09

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

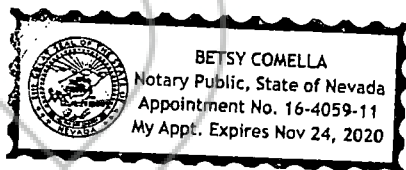
Dated: May 09, 2019

Rhonda Lynn Wiggins
RHONDA LYNN WIGGINS

State of Nevada)
County of Lincoln) ss.

This instrument was acknowledged before me on the 14th day of May 2019 By:
RHONDA LYNN WIGGINS

Signature: Betsy Comella
Notary Public
Expiration Date: 11-24-20



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 003-132-09
 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. Total Value/Sale Price of Property \$30,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$30,000.00
 Real Property Transfer Tax Due: \$117.00

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 Rhonda Lynn Wiggins Capacity Grantor
 RHONDA LYNN WIGGINS

Signature _____ Capacity Grantee
 HOWARD W. SPRAGUE

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: RHONDA LYNN WIGGINS
 Address: P O Box 962
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: HOWARD W. SPRAGUE and BARBARA SPRAGUE
 Address: P O Box 633
 City: Caliente
 State: NV Zip: 89008

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Co. Escrow #: 80670
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043

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