

LINCOLN COUNTY, NV **2022-163146**
RPTT:\$175.50 Rec:\$37.00
Total:\$212.50 **10/13/2022 10:49 AM**
COW COUNTY TITLE CO Pgs=3 KC

A.P.N. No.:	001-032-10
R.P.T.T.	\$175.50
Escrow No.:	85811
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
RANDELL ALFANO and RUSSELL C. ALFANO	
P O Box 392	
Caliente, NV 89008	



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **DONALD E. SPAULDING and RUTHIE P. SPAULDING, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **RANDELL ALFANO, an unmarried man and RUSSELL C. ALFANO, an unmarried man**, 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:

That portion of Section 22, Township 1 North, Range 67 East, M.D.B.&M., more particularly described as follows:

Lots 13, 14 and 15 in Block 42 of the TOWN OF PIOCHE, Nevada, as shown on Supplement "A" to the Official Map of said Town of Pioche, recorded September 10, 1936 in Book A-1 of Plats, page 61, Lincoln County, Nevada records.

Together with Parcel of land conveyed by a Deed from Lincoln County recorded July 17, 1996 in Book 119 of Official Records, page 491 as File No. 105467, Lincoln County, Nevada records described as follows:

Beginning at a point on the Section Line common to said Sections 15 and 22, from which the North Quarter (N1/4) corner of Section 22 and the South Quarter (S1/4) corner Section 15, bears North 89° 53'32" West, a distance of 415.77 feet; thence North 33°00'21" East a distance of 17.05 feet to the most Northerly point; thence South 56°59'39" East a distance of 100.00 feet to the Northeast Corner of Lot 13 of Block 42; thence following the Northerly line of Lot 13 of Block 42 in a North 89°53'32" West direction a distance of 119.10 feet to the Northwest Corner of Lot 13 of Block 42; thence North 33°00'21" East a distance of 47.64 feet to the point of beginning.

The above legal description is a metes and bounds description and was obtained from a GRANT, BARGAIN and SALE DEED, recorded January 12, 2005 in Book 195 Official Records, page 384, as File No. 123626 Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.


ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 001-032-10

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.

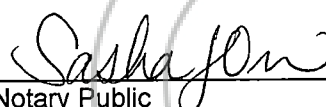
Dated: August 18, 2022


 DONALD E. SPAULDING


 RUTHIE P. SPAULDING

State of Nevada)
 County of Lincoln) ss.

This instrument was acknowledged before me on the 22 day of August, 2022 By: DONALD E. SPAULDING and RUTHIE P. SPAULDING

Signature: 
 Notary Public
 Expiration Date: Dec 2 2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-032-10 _____
- 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 \$45,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$45,000.00
 Real Property Transfer Tax Due: \$175.50

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 *Donald E. Spaulding* Capacity Grantor
 DONALD E. SPAULDING

Signature _____ Capacity Grantee
 RANDELL ALFANO

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: DONALD E. SPAULDING and RUTHIE P. SPAULDING
 Address: P O Box 687
 City: Pioche
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: RANDELL ALFANO and RUSSELL C. ALFANO
 Address: P O Box 392
 City: Caliente
 State: NV Zip: 89008

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

Print Name: Cow County Title Co. Escrow #: 85811
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043