

# JOINT TENANCY DEED

DOC # 0220761

07/13/2012 10:01 AM

Official Record

Recording requested By  
CHRISTINE BINGHAM & JAMES SEFTON

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$14.00

Page 1 of 1

RPTT:

Recorded By: FES

Book- 533 Page- 0384

APN: 002-023-24

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Christine M. Bingham James D. Sefton  
Address: Po Box 211060  
City/State/Zip: Crescent Valley NV. 89821



0220761

THIS INDENTURE made this 13 day of JULY, 2012, by and between Christine M. Bingham hereinafter referred to as Grantor(s), and Christine M. Bingham James D. Sefton hereinafter referred to as Grantees, whose address is (if applicable): Po Box 211060, situate in the City of Crescent Valley, County of Eureka, State of NV.

### WITNESSETH:

For valuable consideration received, Grantor(s) does by these presents grant, bargain and sell unto said Grantees as joint tenants with rights of survivorship and not as tenants in common, and their assigns and heirs and assigns of the survivor forever, all that certain real property situate in the County of Eureka, State of NV that is described as follows:

(Set forth legal description) LOT 14 BLOCK 4 CURAF UNIT #1

SUBJECT TO taxes for the present fiscal year, and subsequently, covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, rights and right of way of record, if any.

TOGETHER WITH the tenements, hereditaments and appurtenances there-unto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issue and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto said Grantee as joint tenants with rights of survivorship and not as tenants in common and their assigns and the heirs and assigns of the survivor forever.

IN WITNESS WHEREOF, Grantor(s) has caused this conveyance to be executed the day and year first above written.

Christine M. Bingham  
Signature of Grantor

\_\_\_\_\_  
Signature of Grantor

STATE OF NEVADA )  
COUNTY OF EUREKA )

This instrument was acknowledged before me on (date) July 13th 2012

By (person(s) appearing before notary public) Christine Bingham

Notary Public

My Commission expires: 7/17/2012



SARA G. CHERRY  
NOTARY PUBLIC, STATE OF NEVADA  
EUREKA COUNTY • NEVADA  
CERTIFICATE # 97-03 (Notary Stamp)  
APPT. EXP. JULY 17, 2012

**STATE OF NEVADA  
DECLARATION OF VALUE**

FOR REC  
Documer  
Book:  
Date of F  
Notes:

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**1. Assessor Parcel Number (s)**

- a) 002-023-24
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input 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 checked="" type="checkbox"/> | Mobile Home     |
| i) <input type="checkbox"/> | Other        |  |                 |

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ 12,023  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: #5
- b. Explain Reason for Exemption: Add spouse

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

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 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 Christine M. Bingham Capacity GRANTOR  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Christine M. Bingham  
 Address: Po Box 211060  
 City: Crescent Valley  
 State: NV Zip: 89821

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Christine M. Bingham James D  
 Address: Box 211060 Sefton  
 City: Crescent Valley  
 State: NV Zip: 89821

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)