

DOC # 0231780

08/22/2016 08:31 AM

Official Record

Recording requested by
CATTLEMENS TITLE GUARANTEE

Eureka County - NV

Sara Simmons - Recorder

Fee: \$14.00 Page 1 of 1
RPTT: \$58.50 Recorded By: LH
Book- 593 Page- 0315

Deed



0231780

APN 002-033-021

RECORDING REQUESTED BY and send tax statements to:	
Name:	Ricardo Fernandez/Sandy Spoo
Address:	548 Fifth St.
City/State/Zip	Crescent Valley, NV 89821-8003

CONTRACT NO. 01590151023 (HTT-1023)

THIS INDENTURE, made this 23rd day of July, 2016, by and between, CATTLEMEN'S TITLE GUARANTEE COMPANY (as trustee), a Nevada Corporation, hereinafter referred to as Grantor, and

Ricardo Fernandez, an unmarried man and Sandy Spoo, an unmarried woman, as Joint Tenants with Right of Survivorship, hereinafter referred to as Grantee(s), whose address is 548 Fifth St., Crescent Valley, NV 89821-8003

WITNESSETH

For valuable consideration received, Grantor does by these presents grant, bargain and sell unto said Grantee(s) and to the heirs and assigns forever, all that certain real property situated in the County of Eureka, State of Nevada that is described as follows:

Crescent Valley Ranch & Farms, Unit #1, Block 13, Lot 12

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

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto said Grantee(s) and to THE heirs and assigns forever.

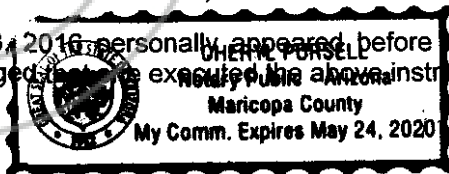
IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed the day and year first above written.

CATTLEMEN'S TITLE GUARANTEE COMPANY
as Trustee and not personally

By: G. Roberta Pratt
G. Roberta Pratt
Title: CEO

STATE OF ARIZONA }
COUNTY OF MARICOPA }

On July 23, 2016, personally appeared before me, a Notary Public, G. Roberta Pratt, who acknowledged that she executed the above instrument.



Cheryl Purcell
NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE**

DOC # DV-231780

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F:
D:
B:
D:
N:

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1. Assessor Parcel Number (s)

- A 002-033-021
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 14,950.00
Transfer Tax Value \$ 14,950.00
Real Property Transfer Tax Due \$ 58.50

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 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 *G. Roberta Pratt* Capacity Seller
G. Roberta Pratt Cattleman's Title Guarantee Co., Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Name: Cattleman's Title Guarantee
Address: 10245 E. Via Linda Ste 102
City: Scottsdale
State: AZ Zip: 85258

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Name: Ricardo Fernandez/Sandy Spoo
Address: 548 Fifth St.
City: Crescent Valley
State: NV Zip: 89821-8003

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)