

DOC # 0232126

10/27/2016

10:56 AM

Official Record

Recording requested By  
CHAD OAKES

Eureka County - NV

Lisa Hoehne - Recorder

Fee: \$40.00

Page 1 of 2

RPTT: \$58.50

Recorded By: LH

Book- 597 Page- 0048



0232126

Recording requested by: \_\_\_\_\_

When recorded, mail to: Tax Statements

358 THIRD ST.

CRESCENT VALLEY NV.

89821

Space above for Recorder's Use Only

Title Order # \_\_\_\_\_

Escrow # \_\_\_\_\_

Document Prepared by: \_\_\_\_\_

## Quitclaim Deed

The undersigned Grantor(s) declare:

The Document Transfer Tax is \$ 58.50

Assessor's Parcel # 002-033-21

\_\_\_ Unincorporated Area or \_\_\_ City of Crescent Valley

\_\_\_ Tax computed on full value of property conveyed, or

\_\_\_ Tax computed on full value less value of liens or encumbrances remaining at time of sale

This Quitclaim Deed is made on August 24, 2016; between

Ricardo Fernandez, Santa Fe, Grantor(s), of 548 5th St,

Crescent Valley, NV 89821 (address), and Chad Oakes,

Grantee(s), of 358 3rd St, Crescent Valley, NV 89821 (address).

For valuable consideration, the receipt of which is hereby acknowledged, the Grantor(s) hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee(s), and his or her heirs and assigns, to have and hold forever, located at

358 3rd St, Crescent Valley, State of Nevada:

LOT 12 BLOCK 13

CVR & F UNIT 1

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.  
Taxes for the tax year of 2016-2017 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: August 24, 2016

Sandy Spoo  
Signature of Grantor

Ricardo Fernandez  
Signature of Grantor

Sandy Spoo  
Name of Grantor

Ricardo Fernandez  
Name of Grantor

State of ~~California~~ Nevada

County of Elko } S.S.

On Aug 24, 2016, before me, April Brown Notary  
(name and title of notary), personally appeared Sandy Spoo and Ricardo Fernandez  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are sub-  
scribed to the above instrument and acknowledged to me that they/he/she executed the instrument in their/  
his/her authorized capacity. I certify under penalty of perjury under the laws of the State of California that  
the foregoing is true and correct. Witness my hand and official seal.

[Signature]  
Notary Signature



Notary Public- State of Nevada  
County of Elko

**APRIL BROWN**

No. 16-2942-6

My Commission Expires July 1, 2020



Notary Public- State of Nevada  
County of Elko

**APRIL BROWN**

No. 16-2942-6

My Commission Expires July 1, 2020



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STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 002-033-21  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

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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  
Other \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property

\$ 15,000

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value:

\$ 58.50

Real Property Transfer Tax Due

\$ \_\_\_\_\_

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 Sandy Spoo Capacity Seller

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Sandy Spoo + Ricardo Fernandez  
Address: 348 5th St  
City: Crescent Valley  
State: NV Zip: 89821

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: CHAD OAKES  
Address: 358 THIRD ST  
City: CRESCENT VALLEY  
State: NV Zip: 89821

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

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED