

APN: 002-027-26

Please Send Tax Statement To:

Sharon K. Riddle  
157 1<sup>st</sup> St.  
Crescent Valley, NV 89821

EUREKA COUNTY, NV		<b>2020-240513</b>
RPTT:\$0.00	Rec:\$37.00	
\$37.00	Pgs=2	<b>05/29/2020 09:24 AM</b>
ROBERT J. WINES, PROF. CORP.		
LISA HOEHNE, CLERK RECORDER		E10

### **DEED EFFECTIVE UPON DEATH**

I, SHARON K. RIDDLE, Grantor, hereby convey to SANDRA SPOO, a married woman, as her sole and separate property, Grantee, effective upon the Grantor, all right, title and interest in the real property located in the County of Eureka, State of Nevada, and more particularly described as:

Lot 12, Block 2 of CRESCENT VALLEY RANCH & FARMS UNIT NO.1, as per map recorded in the office of the County Recorder of Eureka County, Nevada, as File No. 34081.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY, in Deed to H. J. BUCHENAU and ELSIE BUCHENAU, recorded September 24, 1951, in Book 24 of Deeds, Page 168, Eureka County, Nevada.

TOGETHER WITH any and all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditament and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversion, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO all covenants, conditions, reservations and restrictions of record.

#### **SPECIAL PROVISIONS:**

1. The effectiveness of this Deed may be established by the recordation of an Affidavit of Death of Grantor with a certified copy of the Death Certificate of Deceased Grantor in the event Grantor shall still own any right, title and interest in the property conveyed at the time of death.'

2. Grantor does designate a successor in interest to the Grantor, being the Grantee.
3. If: (A) all persons constituting Grantor or the surviving Grantor, after the death of the first Grantor, revoke this Deed during the lifetime of such persons by: (1) an unconditional deed conveying the property to themselves or to the survivor; or (2) a written revocation referring to this Deed; or (B) all persons constituting Grantor, or the survivor of them transfer all right, title and interest in the property to another person during the lifetime of such persons; or (C) all persons constituting Grantee die before the death of all persons constituting Grantor, this deed shall become void on the occurrence of any such event.
4. The provisions of this Deed must not be construed to limit the recovery of benefits paid for Medicaid.

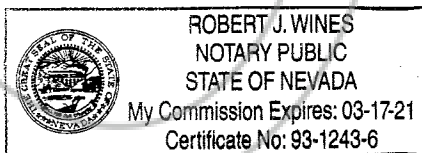
**TO HAVE AND TO HOLD**, Grantor retains all rights and incidents of ownership until death of the Grantor, at which time, all rights and incidents of ownership shall be transferred to the Grantee as described hereinabove.

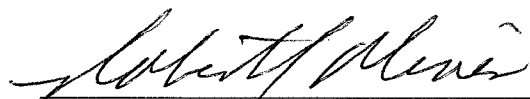
**IN WITNESS WHEREOF**, the said Grantor have hereunto set her hand as of the day and year first hereinabove written.

  
SHARON K. RIDDLE

STATE OF NEVADA       )  
                                      : ss.  
COUNTY OF ELKO       )

On this 29<sup>th</sup> day of May, 2020, before me, ROBERT J. WINES, a Notary Public, personally appeared, SHARON K. RIDDLE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names is subscribed to this instrument, and acknowledged that she executed it.



  
NOTARY PUBLIC  
Commission Expires 3/17/21

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 002-027-26  
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 RECORDERS OPTIONAL USE ONLY

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

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

\$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ 0.00

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 10  
b. Explain Reason for Exemption: Deed Effective Upon Death of Grantor

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 Robert J. Wines

Digitally signed by Robert J. Wines  
DN: cn=Robert J. Wines, o=Robert J. Wines, Prof. Corp., ou=email@robertjwines.net, c=US  
Date: 2020.04.28 15:53:25 -0700

Capacity Attorney

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Sharon K. Riddle  
Address: 157 1st Street  
City: Crescent Valley  
State: NV Zip: 89821

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Sandra Spoo  
Address: 157 1st Street  
City: Crescent Valley  
State: NV Zip: 89821

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Robert J. Wines, Prof. Corp. Escrow # \_\_\_\_\_  
Address: 687 6th Street, Suite 1  
City: Elko State: NV Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)