

This Document was Prepared by:  
Mike Kincade  
P.O. Box 2802  
Rancho Cordova, CA 95741  
After Recording Please Return to:  
Andrew D. Ive  
5745 Northway Road  
Pleasanton, CA 94566

This Space Reserved for Recording Purposes  
BOOK 369 PAGE 154  
RECORDED AT THE REQUEST OF  
*Mike Kincade*  
2003 NOV 14 PM 1:48

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 14.00

### SPECIAL WARRANTY DEED

183180

THIS INDENTURE, made the 2<sup>nd</sup> day of Sept, 2003,  
between Mike Kincade of the City of Sacramento, State of California, hereinafter called "Grantor" and  
Andrew D. Ive whosaddress is 5745 Northway Rd., Pleasanton, CA 94566 of the County of Alameda  
State of California hereinafter cal "Grantee" (the terms "Grantor" and "Grantee" are used for the singular and plural, as  
the context demands).

WITNESSETH that: Grantor, for an consideration of Ten Dollars (\$10.00) and other good and valuable considerations to  
said Grantor in hand paid by said Gtee, the receipt whereof is hereby acknowledged, has granted, bargained and sold  
and by these presents does grant, bain and sell unto the said Grantee, and Grantee's heirs and assigns forever, land  
situate, lying and being in Eureka City, Nevada and more particularly described as follows:

Township 29 North, Range 48 East, MDB & M  
Section 33: S2NW4NE4; NE4NW4NE4  
APN# 005-470-08

SUBJECT TO: Existing taxes, assenents, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and successors to warrant the title against its acts and none other, subject to the matters  
above set forth.

IN WITNESS WHEREOF, the Granhas executed this Deed on the date set forth above.

  
Grantor


  
Witness

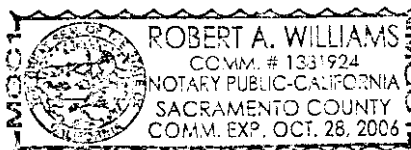
  
Witness

STATE OF California  
COUNTY OF Sacramento:SS.

The foregoing instrument was acknoded before me, Robert A. Williams, a notary public in and for the state of CA  
by Mike Kincade on the 2<sup>nd</sup> day October, 2003

Witness my hand and official seal

  
NOTARY PUBLIC



My Commision Expires: Oct 28 2006

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**State of Nevada  
Declaration of Value**

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

- a) 05-470-08  
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'/Ind'l  
g) ☐ Agricultural                              h) ☐ Mobile Home  
i) ☐ Other \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument #	<u>183180</u>
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Date of Recording: <u>11-14-03</u>	
Notes: _____	

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

\$ 3450.00

Deed in Lieu of Foreclosure Only (value of property)

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

Transfer Tax Value:

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

Real Property Transfer Tax:

\$ 13.65

**4. If Exemption Claimed:**

a. Transfer Tax Exemption NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage 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 therein. 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 \_\_\_\_\_

Capacity Grantor(s)

Signature \_\_\_\_\_

Capacity Grantee(s)

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Mike Kincade  
Address: P.O. Box 2802  
City: Rancho Cordova  
State: CA Zip 95741

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Andrew D. Ive  
Address: 5745 Northway Road  
City: Pleasanton  
State: CA Zip 94566

**COMPANY/PERSON REQUESTING RECORDING  
(REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_