

DOC# 217207

05/24/2011

03:36PM

Official Record

Requested By

FIRST AMERICAN TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 2

Fee: \$59.50

Recorded By FS

RPTT: \$0.00

Book- 0515 Page- 0306



0217207

A.P. No. 002-034-03

Escrow No. 151-2409104-JH/VT

R.P.T.T. \$19.50

WHEN RECORDED RETURN TO:

Shane A. Fontes and Bonnie S. Fontes

Post Office Box 211161

Crescent Valley, NV 89821

MAIL TAX STATEMENTS TO:

Post Office Box 211161

Crescent Valley, NV 89821

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James Kotichas and Sandra Harlan, as Successor Co-Trustees of The Kotichas Family
Revocable Living Trust dated July 20, 1990

do(es) hereby *GRANT, BARGAIN and SELL* to

Shane A. Fontes and Bonnie S. Fontes, husband and wife as community property with
right of survivorship

the real property situate in the County of Eureka, State of Nevada, described as follows:

**LOT 11 OF BLOCK 16 OF CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, AS PER
MAP RECORDED IN SAID COUNTY AS FILE NO. 34081.**

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements
now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,
issues or profits thereof.

Date: 05/11/2011

James Kotichas and Sandra Harlan, as
Successor Co-Trustees of The Kotichas
Family Revocable Living Trust dated July 20,
1990

Sandra Harlan, successor trustee
Sandra Harlan, Successor Trustee

James Kotichas, successor trustee
James Kotichas, Successor Trustee

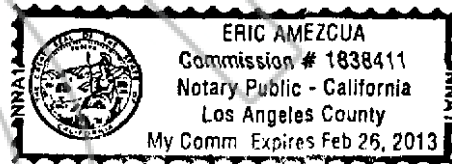
STATE)
OF CALIFORNIA

: ss.

COUNTY OF Los Angeles

This instrument was acknowledged before me on
May 17, 2011 by
James Kotichas and Sandra Harlan.

Eric Amezcua
Notary Public
(My commission expires: Feb 26, 2013.)

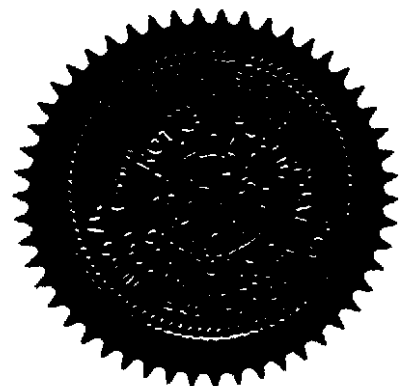


This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
05/11/2011 under Escrow No. 151-2409104



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STATE OF NEVADA
DECLARATION OF VALUE

DOC# DV-217207

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1. Assessor Parcel Number(s)

a) 002-034-03

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

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property:

\$5,000.00

b) Deed in Lieu of Foreclosure Only (value of

(\$ _____)

c) Transfer Tax Value:

\$5,000.00

d) Real Property Transfer Tax Due

\$19.50

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: _____

b. Explain reason for exemption: _____

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 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: _____

Capacity: BUYER

Signature: _____

Capacity: BUYER

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

James Kotichas and Sandra

Shane A. Fontes and

Print Name: Harlan

Print Name: Bonnie S. Fontes

Address: 720 Carriage Circle

Address: Post Office Box 211161

City: Anaheim

City: Crescent Valley

State: CA

Zip: 92807

State: NV

Zip: 89821

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

First American Title Insurance

Print Name: Company

File Number: 151-2409104 JH/CU

Address: 524 Commercial Street

City: Elko

State: NV

Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)