

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

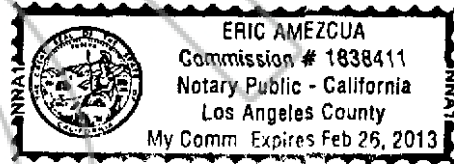
James Kotichas, successor trustee  
James Kotichas, Successor Trustee

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.)

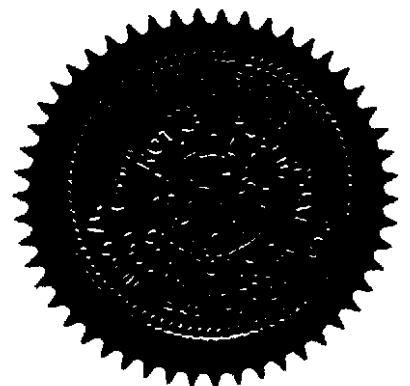


This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
05/11/2011 under Escrow No. 151-2409104



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STATE OF NEVADA  
DECLARATION OF VALUE

DOC# DV-217207

05/24/2011

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FIRST AMERICAN TITLE ELKO  
Eureka County - NV  
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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: *James A. Kotichas*  
Signature: *Bonnie S. Fontes*

Capacity: BUYER  
Capacity: BUYER

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: James Kotichas and Sandra Harlan

Print Name: Shane A. Fontes and 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)

Print Name: Company  
Address: 524 Commercial Street  
City: Elko

File Number: 151-2409104 JH/CU  
State: NV Zip: 89801

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