

DOC # 0229759

08/14/2015

01:59 PM

Official Record

Recording requested By
MICHAEL KINKADE

Eureka County - NV

Sara Simmons - Recorder

Fee: \$40.00

Page 1 of 2

RPTT: \$11.70

Recorded By: LH

Book- 582 Page- 0163



0229759

ASSESSOR PARCEL NO. 005-020-34
NOTE: Deed prepared by Grantor below.
NAME: Michael Kincade, TR
ADDRESS: 4720 Loch Lomond Dr
CITY/ST/ZIP: Carmichael, CA 95608

WHEN RECORDED MAIL TO (GRANTEE):
MAIL TAX STATEMENTS TO (GRANTEE):
NAME: James Edie & Nash Poston
ADDRESS: 915 S. Broad St.
CITY/ST/ZIP: Lancaster, Ohio 43130

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, the Grantor (Seller) whose name(s) is/are.

Michael Kincade Trustee of the Michael Kincade Revocable Trust of 2014

Does convey and specially warrants to:

James A. Edie and Nash G. Poston, as Joint Tenants with Rights of Survivorship

Grantee, the following described real property free of encumbrances created by the Grantor, situated in:

Eureka County, Nevada

APN: 005-020-34

T31N, R48E Sec. 33 SW4SW4; 40.00 A

Witness Whereof, my hand has been set on

July 29, 2015

Signature in line above

[Signature] TR.

Signature on line above

Print on line above

MICHAEL KINKADE, TR.

Print on line above

State of California, County of _____

Subscribed and sworn to (or affirmed) before me on this

_____ day of _____, _____ by _____

proved to me on the basis of satisfactory evidence to be
the person(s) who appeared before me.

Signature See attached (seal)

document for Notary. (C.M.)

- ☐ See Statement Below (Lines 1-5 to be completed only by document signers, not notary)
- ☒ See Attached Document (Notary to cross out lines 1-6 Below)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1 _____

Signature of Document Signer No. 2 _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or the validity of this document.

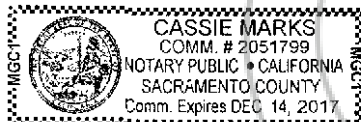
State of California
County of Sacramento

Subscribed and Sworn to (or Affirmed) before me
on this 29th day of July 2015

(1) Mike Kincade

(2) _____

Proven to me on the basis of satisfactory evidence to be the
to be the person (s) who appeared before me.



Notary Seal

Cassie Marks

Signature of Notary Public

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

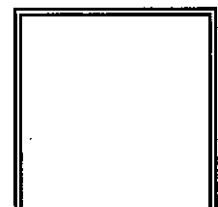
Type of Document: Special Warranty Deed Document Date: _____

Attestation of Affirmation before the Notary Public

I have willingly appeared before the Notary Public present today and have Sworn to (or Affirmed) the statements within this document to be true and correct.

Right Thumb Print
of Signer 1

Right Thumb Print
of Signer 2



Signature Signer #1



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JURAT

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-229759

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Date of Recording:

Notes: Correct RPTT \$11.70
JES

1. Assessor Parcel Number(s)

a) 005-020-34

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
Other

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$ 2850.00

()

\$

\$ 31.20

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

Signature

JAMES EDIE & NASH POSTON

MICHAEL KINKADE, TR Capacity Grantor

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Name: Michael Kinkade, Tr

Address: 4720 LOoch lmond DR

City: Carmichael

State: Ca Zip 95608

BUYER (GRANTEE) INFORMATION

(REQUIRED)

James A. Edie & Nash G. Poston

915 S. Broad St

Lancaster, Ohio 43130

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)