

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

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]
Signature in line above

Signature on line above

MICHAEL KINKADE, TR.
Print on line above

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.

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-229759

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1. Assessor Parcel Number(s)

- a) 005-020-34
- b) _____
- c) _____
- d) _____

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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

Page 1 of 1 Fee: \$40.00
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Date of Recording: _____
Notes: Correct RPTT is \$11.70
JES

- 3. Total Value/Sales Price of Property \$ 2850.00
- Deed in Lieu of Foreclosure Only (value of property) _____
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due \$ 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 JAMES EDIE & NASH POSTON
Signature MICHAEL KINKADE, TR Capacity Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Name: Michael Kincade, Tr
Address: 4720 LOoch lomond DR
City: Carmichael
State: Ca Zip 95608

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Name: James A. Edie & Nash G. Poston
Address: 915 S. Broad St
City: 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)