

EUREKA COUNTY, NV  
RPTT:\$62.40 Rec:\$35.00  
Total:\$97.40  
EVEN MATTERS LLC

2018-235906  
09/10/2018 11:15 AM  
Pgs=3

ASSESSOR PARCEL NO. 005-010-16  
NOTE: Deed prepared by Grantor below.  
NAME: Michael Kincade, Tr  
ADDRESS: 4720 Loch Lomond Dr  
CITY/ST/ZIP: Carmichael, CA 95608

*RPTT: 62.40*  
WHEN RECORDED MAIL TO (GRANTEE):  
MAIL TAX STATEMENTS TO (GRANTEE):  
NAME: Even Matters LLC; Matthew Even  
ADDRESS: 1728 17th Ave  
CITY/ST/ZIP: Seattle, WA 98122



LISA HOEHNE, RECORDER

## SPECIAL WARRANTY DEED

*SALE PRICE \$15,900-*

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:

Even Matters LLC; Matthew Even

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

Eureka County, Nevada

T31N, R48E SEC. 3 Lots 2, 5 thru 8 & 13

Witness Whereof, my hand has been set on

SEPT 6, 2018

Signature in line above

Print on line above

Signature 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 \_\_\_\_\_ (seal)

*SEE CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT*  
*JW*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

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 validity of that document.

State of California )

County of SACRAMENTO )On 16 SEPT 2018 before me, JED VAN WAGNER, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officerpersonally appeared MICHAEL KINCADE  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jed Van Wagner  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**Title or Type of Document: SPECIAL WARRANTY DEEDDocument Date: NONE Number of Pages: 2Signer(s) Other Than Named Above: NONE**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 205-010-16  
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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: \_\_\_\_\_  
Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$ 15,900  
\$ \_\_\_\_\_  
\$ 62.40

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 EVEN MATERS LLC

Signature MICHAEL KINCADE, JR. Capacity GRANTOR

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Name: MICHAEL KINCADE JR.  
Address: 4720 LOCUST LOMOND DR.  
City: ARMCHAEL  
State: CA Zip: 95608

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Name: EVEN MATERS LLC  
Address: 1728 17TH AVE  
City: SEATTLE, WA Zip: 98122

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)