

EUREKA COUNTY, NV
LAND-WAD
RPTT: \$19.50 Rec: \$37.00
Total: \$56.50

2020-240728
06/11/2020 10:43 AM
Pgs=3

BARRY FOX



00007889202002407280030037

LISA HOEHNE, CLERK RECORDER

ASSESSOR PARCEL NO. 005-130-28
NOTE: Deed prepared by Grantor below.
NAME: Barry Fox
ADDRESS: 2590 Sierra Vista Lane
CITY/ST/ZIP: Rescue, CA 95672

RPTT 19.50
WHEN RECORDED MAIL TO (GRANTEE):
MAIL TAX STATEMENTS TO (GRANTEE):
NAME: Michael Kincade, Tr
ADDRESS: 4720 Loch Lomond Dr
CITY/ST/ZIP: Carmichael, CA 95608

SPECIAL WARRANTY DEED

*SALE PRICE
5,000*

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

Barry Fox

Does convey and specially warrants to:

Michael Kincade Trustee of the Michael Kincade Revocable Trust of 2014

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

Eureka County, Nevada

See Attached Exhibit "A"

Witness Whereof, my hand has been set on June 8, 2020

Barrett Fox AKA Barry Fox

Signature in line above

Signature on line above

Barrett Fox Barry Fox

Print on line above

Print on line above

State of California, County of El Dorado
Subscribed and sworn to (or affirmed) before me on this

8th day of June, 2020 by
Barrett fox AKA Barry fox
proved to me on the basis of satisfactory evidence to be
the person(s) who appeared before me.
Signature M. Cadena (seal)

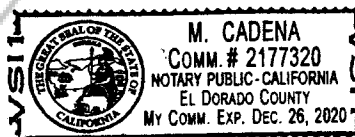


Exhibit "A"

APN# 005-130-28

44.180 Acres more or less SW 1/4 NW ¼, Section 31, Township 31N, Range 50E

Subject to the following:

- 1). Covenants, conditions, restrictions, reservations easements, rights of way of record affecting said property.
- 2). Reserving therefrom an easement of thirty (30) feet in width along all exterior boundaries for Ingress and egress.
- 3). ~~Including all rights to any and all oil, gas, mineral and products derived therefrom within or~~
~~Underlying said land.~~
- 3) Including 50% of all remaining rights to any and all oil gas mineral and products derived therefrom within or Underlying said land

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 005-130-28
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	
Book:	Page:
Date of Recording:	
Notes:	

2. Type of Property:

a) <input checked="" type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other	

3. Total Value/Sales Price of Property:

\$ 5,000
\$ 1950

Real Property Transfer Tax Due:

(Tax is computed at \$1.95 per \$500 value)

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 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 _____

Capacity GRANTOR

Capacity GRANTEE

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name:

Address:

City:

State:

BARRY FOX
2590 SIERRA AVE
ROSELLE
CA Zip: 95672

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name:

Address:

City:

State:

NICHAEK KUNADE, JR.
4720 LOCKE MOUNT RD.
CARNICHAEL
CA Zip: 95608

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name:

Address:

City:

Escrow #

State:

Zip:

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)