

EUREKA COUNTY, NV
LAND-WAD
RPTT:\$21.45 Rec:\$37.00
Total:\$58.45

2021-245548
08/09/2021 01:26 PM
Pgs=3

MICHAEL KINCADE



00013035202102455480030034

LISA HOEHNE, CLERK RECORDER

ASSESSOR PARCEL NO. 005-320-10
NOTE: Deed prepared by Grantor below.
NAME: Michael Kincade, Tr
ADDRESS: 4720 Loch Lomond Dr
CITY/ST/ZIP: Carmichael, CA 95608
RPTT: 2143

WHEN RECORDED MAIL TO (GRANTEE):
MAIL TAX STATEMENTS TO (GRANTEE):
NAME: Ray Edwards
ADDRESS: 3810 Vogel Drive NW
CITY/ST/ZIP: Huntsville, AL 35810

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:

Ray Edwards

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

Eureka County, Nevada

Twp 30 North, Range 49 East, M.D.B. & M., Section 25; S2NW4SE4, NW4NW4SE4

Witness Whereof, my hand has been set on

Aug 6, 2021

Signature in line above

Signature on line above

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 _____ (seal)

**Please see attached for CA. Notary-Ar*

JURAT

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

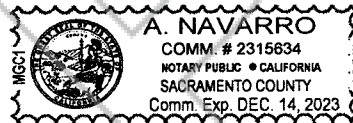
County of Sacramento

Subscribed and sworn to (or affirmed) before me on this 6th day of August, 2021 by Michael Kincade

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

A. Navarro
Signature

(Seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Special Warranty
(Title or description of attached document)

Deed
(Title or description of attached document continued)

Number of Pages 1 Document Date 8/6/2021

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 005-320-10
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

\$ 5150 -
\$ 2145
\$ _____

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 [Signature]

Capacity GRANTOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Name: MICHAEL KIRATE
Address: 4720 LASHLEY RD
City: CARMICHAEL
State: CA Zip: 95608

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Name: KAY EDWARDS
Address: 3810 VOGEL DR NW
City: HUNTSVILLE, AL Zip: 35810

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____

Address: _____

City: _____

Escrow # _____

State: _____

Zip: _____

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