

EUREKA COUNTY, NV  
LAND-VWAD  
RPTT:\$35.10 Rec:\$37.00  
Total:\$72.10

2021-246350  
09/13/2021 01:10 PM  
Pgs=2

MICHAEL KINCADE



00013860202102463500020027

LISA HOEHNE, CLERK RECORDER

ASSESSOR PARCEL NO. 005-650-21  
NOTE: Deed prepared by Grantor below.  
NAME: Roger L. Bay & Lori C. Wells  
ADDRESS: P.O. Box 1319  
CITY/ST/ZIP: Rogue River, OR 97537

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 \$9,000*

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

Roger L. Bay and Lori C. Wells

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

The W 1/2 of The NW 1/4 of Township 28 North, Range 51 East, Section 13

APN# 005-650-21

Witness Whereof, my hand has been set on

Sept 8, 2021

*Roger L. Bay*  
Signature in line above

*Lori C. Wells Bay*  
Signature on line above

Roger Lee Bay  
Print on line above

Lori C. Wells Bay  
Print on line above

State of Oregon, County of Jackson  
Subscribed and sworn to (or affirmed) before me on this  
8 day of Sept, 2021 by  
Roger L. Bay & Lori C. Wells Bay  
proved to me on the basis of satisfactory evidence to be  
the person(s) who appeared before me.  
Signature *Cheryl L. Remillet* (seal)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 005-650-21
- 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 RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property**

Deed in Lieu of Foreclosure Only (value of property) \$ 9,000  
 Transfer Tax Value: \_\_\_\_\_  
 Real Property Transfer Tax Due \$ 35.10

**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 \_\_\_\_\_ Capacity \_\_\_\_\_

Signature [Signature] Capacity COPIED

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: Robert Bay + Cozine  
 Address: P.O. Box 1319  
 City: Robust Point  
 State: OR Zip: 97537

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: William K. K... Jr  
 Address: 4720 Loch Lomond Dr  
 City: ARMISTEAD  
 State: CA Zip: 95608

**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