

APN 002-035-20

EUREKA COUNTY, NV
LAND-GRT
Rec:\$37.00
Total:\$37.00
KATHLEEN I. KINKADE

2023-251345
12/07/2023 01:53 PM
Pgs=4

Mail Tax Statements to:
Kathleen I. Kinkade
351 Third Street
Crescent Valley, Nevada 89827


00019299202302513450040049 E07
KATHERINE J. BOWLING, CLERK RECORDER

When Recorded Return to:
GERBER LAW OFFICES, LLP
491 4th Street
Elko, Nevada 89801

GRANT DEED

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, KATHLEEN I. KINKADE, a single woman, herein referred to as Grantor, does hereby grant, bargain and sell to KATHLEEN I. KINKADE, Trustee of the KATHLEEN I. KINKADE FAMILY TRUST, dated September 5, 2023, herein referred to as Grantee, and to her successors and assigns forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the described premises to the Grantee, and to her successors and assigns forever.

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IN WITNESS WHEREOF, the Grantor has signed this Deed this 5th day of September, 2023.

Kathleen Kinkade
KATHLEEN I. KINKADE

STATE OF NEVADA)
):ss.
COUNTY OF ELKO)

This instrument was acknowledged before me on September 5th, 2023, by KATHLEEN I. KINKADE.

Samantha Morgan
NOTARY PUBLIC

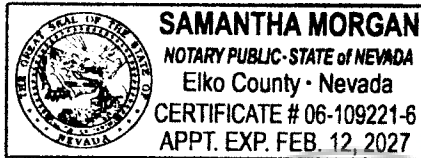
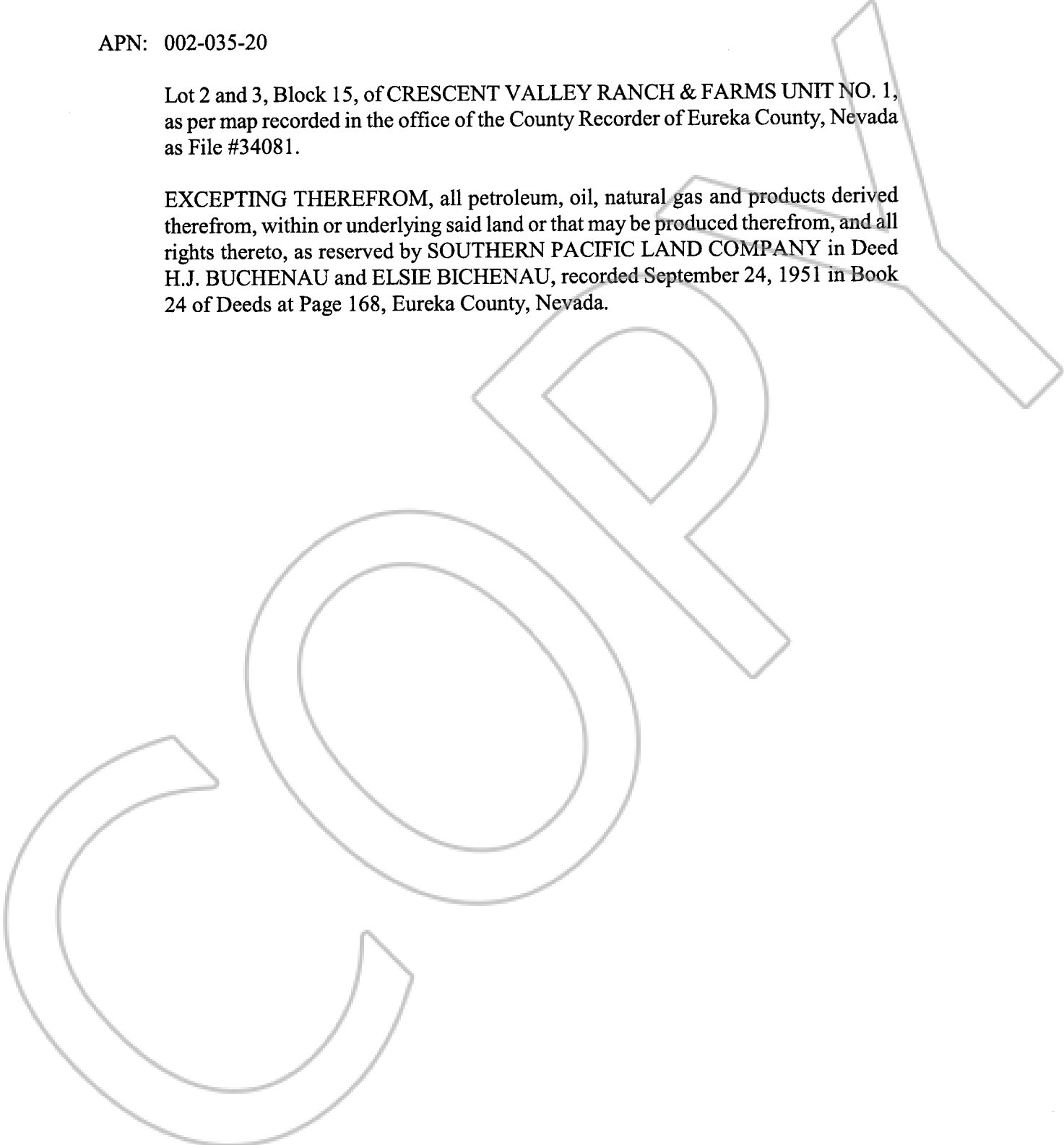


Exhibit A

APN: 002-035-20

Lot 2 and 3, Block 15, of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, as per map recorded in the office of the County Recorder of Eureka County, Nevada as File #34081.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed H.J. BUCHENAU and ELSIE BICHENAU, recorded September 24, 1951 in Book 24 of Deeds at Page 168, Eureka County, Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 002-035-20
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) X Mobile Home
 ___ Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: Trust Verified
80

3. Total Value/Sales Price of Property \$ _____
Deed in Lieu of Foreclosure Only (value of Property) (_____)
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ _____

- 4. If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, Section 7
b. Explanation Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is present at the time of transfer.
5. Partial Interest: Percentage being transferred: _____ %

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] Capacity Attorney

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

Print Name: Kathleen I. Kinkade

Address: 351 Third Street
City: Crescent Valley
State: Nevada Zip: 89827

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

Print Name: Kathleen I. Kinkade Trustee of the
Kathleen I. Kinkade Family Trust, dated September
5, 2023
Address: 351 Third Street
City: Crescent Valley
State: Nevada Zip: 89827

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Gerber Law Offices, LLP Escrow #: _____
Address: 491 4th Street
City: Elko State: Nevada Zip: 89801