

A.P.N.: 002-047-09

File No: NNV-1396361

RPTT: \$89.70

EUREKA COUNTY, NV
RPTT:\$89.70 Rec:\$37.00
\$126.70 Pgs=4
NETCO

2024-251643

01/31/2024 10:16 AM

KATHERINE J. BOWLING, CLERK RECORDER

When Recorded Mail To: Mail Tax Statements To:

Garrett LLoyd Gonzalez
209 Edgewood Lane
Spring Creek, NV 89815

Grant Bargain Sale Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Michael Kincade Trustee of the Michael Kincade Revocable Trust of 2014

do(es) hereby *GRANT, BARGAIN and SELL* to

Garrett LLoyd Gonzalez

the real property situate in the County of Clark, State of Nevada, described as follows:

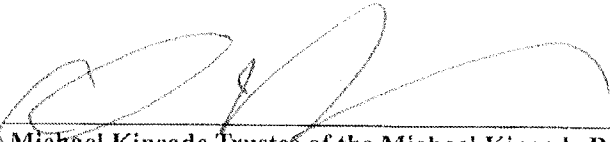
See Attached Exhibit A attached to and made a part of

Subject to

1.All general and special taxes for the current fiscal year.

2.Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.


Michael Kincade Trustee of the Michael Kincade Revocable Trust of 2014

STATE OF _____)
COUNTY OF _____) **ss.**

On _____, before me, _____, a Notary Public, personally appeared **Michael Kincade Trustee of the Michael Kincade Revocable Trust of 2014**, 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.

Witness my hand and official seal.

See Attachment

Notary Public
(My commission expires: _____)

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)

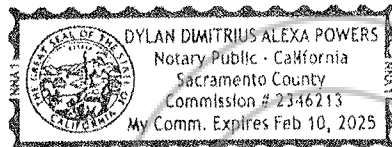
On 01/30/2024 before me, Dylan Dimitrius Alexa Powers, Notary Public
Date Here Insert Name and Title of the Officer

Personally 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 [Signature]
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 _____ Document Date _____

Number of Pages _____ Signer(s) Other Than Named Above _____

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 _____

File Number:NNV-1396361

NETCO

Borrower Last Name: Gonzalez

**Exhibit A
Legal Description**

Lot 6 in Block 38 of Crescent Valley Ranch and Farms Unit #1 as per map recorded in Eureka County as File No. 34081

Commonly known as: 5005 Tenabo Avenue, Crescent Valley, NV 89821 in the County of Eureka

Parcel Number: 002-047-09

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-047-09
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
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property:

\$23,000.00

b) Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

c) Transfer Tax Value:

\$23,000.00

d) Real Property Transfer Tax Due

\$89.70

4 **If Exemption Claimed:**

a. Transfer Tax Exemption, per 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: Grantor

Signature: _____

Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Michael Kincade Rev Trust 2014

Address: 4720 Loch Lomond Drive

City: Carmichael

State: California Zip: 95608

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Garrett Lloyd Gonzalez

Address: 209 Edgewood Ln

City: Spring Creek

State: NV Zip: 89815

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

Print Name: Netco Title

File Number: NNV-1396361

Address: 6292 Spring Mountain Rd Ste 100

City: Las Vegas

State: NV Zip: 89146

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