

A.P. No. 005-010-32
Escrow No. 121-2672232-tw/DMJ
R.P.T.T. \$370.50

WHEN RECORDED RETURN TO:
Jorge A. Blanco and Ana M. Blanco
2146 Roswell Rd. #108, PMB 317
Marietta, GA 30062

MAIL TAX STATEMENTS TO:
Jorge A. Blanco and Ana M. Blanco
2146 Roswell Rd. #108, PMB 317
Marietta, GA 30062

EUREKA COUNTY, NV **2024-251906**
RPTT:\$370.50 Rec:\$37.00
\$407.50 Pgs=2 **03/29/2024 01:26 PM**
FIRST AMERICAN TITLE SPARKS
KATHERINE J. BOWLING, CLERK RECORDER

GRANT, BARGAIN and SALE DEED

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

Michael N. Kincade, Trustee of the Michael Kincade Revocable Trust of 2014 who erroneously acquired title as Michael N. Kincade, Trustee of the Michael N. Kincade Revocable Trust of 2014

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

Jorge A. Blanco and Ana M. Blanco, husband and wife as joint tenants with right of survivorship

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

TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B. &M.

SECTION 17: LOTS 1, 2, 3 AND 4

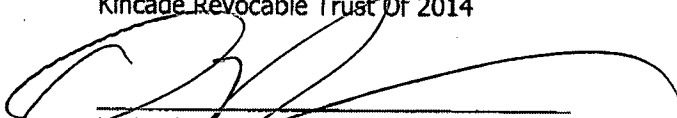
Subject to:

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.

Date: 3-27-24

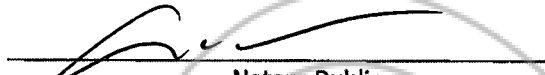
Michael N. Kinkade, Trustee of The Michael N.
Kincade Revocable Trust Of 2014



Michael N. Kinkade, Trustee

STATE OF California)
COUNTY OF Sacramento) ss.

This instrument was acknowledged before me on
March 27, 2024 by
Michael N. Kinkade.



Notary Public
(My commission expires: 11-9-2027)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
_____ under Escrow No. 121-2672232



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 005-010-32
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$95,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$95,000.00
 d) Real Property Transfer Tax Due \$370.50

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: _____

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

Print Name: Kincade Revocable Trust Of 2014
 Address: 4720 Loch Lomond Dr
 City: Carmichael
 State: CA Zip: 95608

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

Jorge A. Blanco and Ana
 Print Name: M. Blanco
 Address: 2146 Roswell Rd. #108
 City: Marietta
 State: GA Zip: 30062

*pmg
317*

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

First American Title Insurance
 Print Name: Company File Number: 121-2672232 tw/ tw
 Address: 5310 Kletzke Lane, Suite 100
 City: Reno State: NV Zip: 89511-2043

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