

A.P.N. No.:	005-190-32
R.P.T.T.	\$ 70.20
File No.:	2257827
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Jessica Brody	
1188 Court St. #18	
Elko, NV 89801	

EUREKA COUNTY, NV	2024-251981
RPTT:\$70.20 Rec:\$37.00	
\$107.20 Pgs=2	05/03/2024 02:06 PM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Michael Kincade, Trustee of the Michael Kincade Revocable Trust of 2014** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Jessica Brody, an unmarried woman**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 11: E1/2NW1/4NW1/4;

EXCEPTING THEREFROM any portion of said land lying within the highway right of way.

FURTHER EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom lying in and under said land as reserved by Southern Pacific Land Company in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

SUBJECT TO:

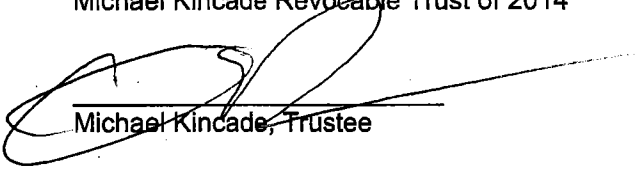
1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: April 30, 2024

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Michael Kincade Revocable Trust of 2014


Michael Kincade, Trustee

State of CALIFORNIA)

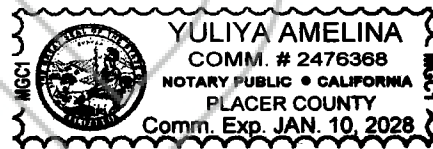
County of Sacramento) ss

This instrument was acknowledged before me on the 30th day of April, 2024
By: Michael Kincade, Trustee of the Michael Kincade Revocable Trust of 2014

Signature: 

Notary Public

My Commission Expires: 01/10/2028



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 005-190-32
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
☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property

\$ 18,000.00

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

(_____)

c. Transfer Tax Value:

\$ 18,000.00

d. Real Property Transfer Tax Due

\$ 70.20

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 _____

Michael Kincade, Trustee

Capacity _____

Grantor

Signature _____

Jessica Brody

Capacity _____

Grantee

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

Print Name: Michael Kincade, Trustee of the
Michael Kincade Revocable Trust of
2014

Address: 4720 Loch Lomond Dr

City: Carmichael

State: CA Zip: 95608

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

Print Name: Jessica Brody

Address: 1188 Court St. #18

City: Elko

State: NV Zip: 89801

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

Print Name: Stewart Title Company

Escrow # 2257827

Address: 810 Idaho St

City: Elko

State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED