

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

EUREKA COUNTY, NV	<b>2024-251981</b>
RPTT:\$70.20 Rec:\$37.00	05/03/2024 02:06 PM
\$107.20 Pgs=2	
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:**

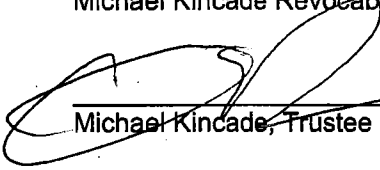
1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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

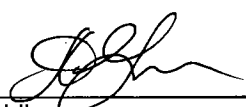
SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
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 \_\_\_\_\_ Capacity Grantor  
Michael Kincade, Trustee  
 Signature \_\_\_\_\_ Capacity Grantee  
Jessica Brody

**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