

A.P.N.: 003-103-03

File No: NNV-1407480

RPTT: \$66.30

EUREKA COUNTY, NV

RPTT:\$66.30 Rec:\$37.00

\$103.30 Pgs=5

NETCO

KATHERINE J. BOWLING, CLERK RECORDER

2024-253258

10/28/2024 01:08 PM

When Recorded Mail To: Mail Tax Statements To:
Robert Chester Ogg Jr.
Deborah Lynn Ogg
800 Geddes Court
Winthrop Harbor, IL 60096

Grant Bargain Sale Deed

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

Michael Kincade Revocable Trust 2014

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

**Robert Chester Ogg, Jr and Deborah Lynn Ogg, husband and wife as community property
with rights of survivorship**

the real property situate in the **Eureka County** 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 Rev Trust 2014

By:  Michael Kincade, Trustee

State of _____; County of _____

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this _____ day of _____, _____ by: Michael Kincade, trustee of the Michael Kincade Revocable Trust 2014, who is/are authorized to execute the forgoing instrument, and is/are personally known by me or who has/have produced: Drivers License as identification.

SEE ATTACHED

Notary Public

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

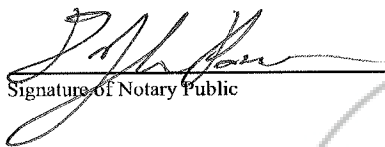
On 10/24/2024 before me, Dylan Dimitrius Alexa Powers, Notary Public,
(Here insert name and title of the officer)

personally appeared Michael Kincade,

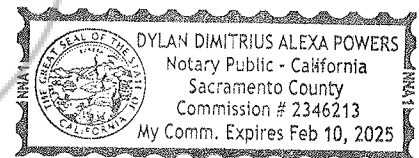
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

File Number:NNV-1407480

Buyer/Borrower Last Name: Ogg

**Exhibit A
Legal Description**

Lots 1 and 2 in Block 15 of Crescent Valley Ranch & Farms, Unit No. 4, as per map recorded in the records of Eureka County, Nevada as File No. 34552

Commonly known as:367 North 10th Street, Crescent Valley, NV 89821 in the County of Eureka

Parcel Number(s): 003-103-03

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 003-103-03
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:

\$17,000.00

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

(\$ _____)

c) Transfer Tax Value:

\$17,000.00

d) Real Property Transfer Tax Due

\$66.30

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: _____
Signature: _____

Capacity: Grantor
Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Michael Kincade Rev Trust 2014
Address: 4720 Loch Lomond Dr
City: Carmichael
State: California Zip: 95608

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Robert Chester Ogg Jr.
Address: 800 Geddes Ct
City: Winthrop Harbor
State: IL Zip: 60096

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

Print Name: Netco Title
Address: 6292 Spring Mountain Rd Ste 100
City: Las Vegas

File Number: NNV-1407480
State: NV Zip: 89146

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