

EUREKA COUNTY, NV
RPTT:\$132.60 Rec:\$37.00
\$169.60 Pgs=3
NETCO
KATHERINE J. BOWLING, CLERK RECORDER

2025-254292

03/07/2025 11:24 AM

A.P.N.: 005-720-06

File No: NNV-1410978

RPTT: \$132.60

When Recorded Mail To: Mail Tax Statements To:
Joann C Gabriel
19922 Rhododendron Dr E
Sumner, WA 98391

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

Joann C Gabriel, an unmarried woman

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 Revocable Trust of 2014

By: _____

Michael Kincade, Trustee

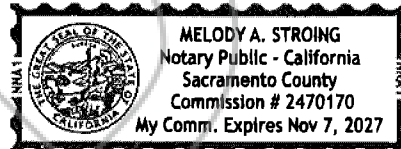
State of California;

County of Sacramento

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 05th day of March, 2025 by: Michael Kincade, ~~Trustee of the Michael Kincade Revocable Trust of 2014~~, who is/are authorized to execute the foregoing instrument, and is/are personally known by me or who has/have produced: Drivers License as identification.

Melody A. Stroing
Notary Public

My Commission Expires: 11/07/2027



File Number:NNV-1410978

Buyer/Borrower Last Name: Gabriel

**Exhibit A
Legal Description**

The South 1/2 of the Southeast 1/4 of the Northwest 1/4 and the South 1/2 of the Southwest 1/4 of the Northeast 1/4 and the South 1/2 of the Southeast 1/2 of the Northeast 1/4 in Section 31 Township 29 North Range 52 East Mount Diablo Base and Meridian, County of Eureka, State of Nevada

Commonly known as: Vacant Land APN: 005-720-06, Eureka, NV 89316 in the County of Eureka

Parcel Number(s): 005-720-06

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 005-720-06
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:

\$34,000.00

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

(\$ _____)

c) Transfer Tax Value:

\$34,000.00

d) Real Property Transfer Tax Due

\$132.60

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 Revocable Trust of 2014

Address: 4720 Loch Lomond Drive

City: Carmichael

State: California Zip: 95608

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

Print Name: Joann C Gabriel

Address: 19922 Rhododendron Dr E

City: Sumner

State: WA Zip: 98391

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

Print Name: Netco Title

File Number: NNV-1410978

Address: 6292 Spring Mountain Rd Ste 100

City: Las Vegas

State: NV Zip: 89146

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