

A.P.N.: 005-210-02

R.P.T.T.: 31.20

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:**
**Jason C. Robinson, Sharon L. Robinson, and Jaxson
S. Villanueva**
1360 Townview Avenue
Santa Rosa, CA 95405

EUREKA COUNTY, NV
RPTT:\$31.20 Rec:\$37.00
\$68.20 Pgs=4
LANDMARK TITLE ASSURANCE AGENCY OF
KATHERINE J. BOWLING, CLERK RECORDER

2025-254507

05/13/2025 01:13 PM

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That Cole A. Kincade, a single man

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and

Convey to Jason C. Robinson and Sharon L. Robinson, husband and wife, and Jaxson S.
Villanueva, a single man, as joint tenants

all that real property situated in Eureka County, State of Nevada, bounded and described as
follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS
EXHIBIT "A"**

COMMONLY KNOWN ADDRESS:
SEC. 15 - Vacant Land
Crescent Valley, NV 89821

SUBJECT TO: 1. Taxes for the current fiscal year, not delinquent, including personal
property taxes of any former owner, if any:
2. Covenants, Conditions, Reservations, Rights, Rights of Way and
Easements now of record.

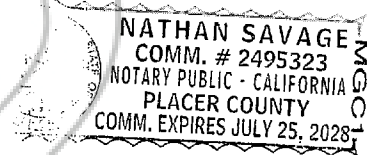
Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Cole A. Kincade
Cole A. Kincade

STATE OF ~~NEVADA~~^{CA} California
COUNTY OF ~~ELKO~~^{PLACER} Placer

This instrument was acknowledged before me on this 8th day of May, 2025,

by Cole A. Kincade



Nathan Savage
Signature of notarial officer

See Attached
For Notary Form

My Commission Expires: 07/25/2028

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 Placer

On May 8th 2025 before me, Nathan Savage, Notary Public
(insert name and title of the officer)

personally appeared Cole A. 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 Nathan Savage (Seal)



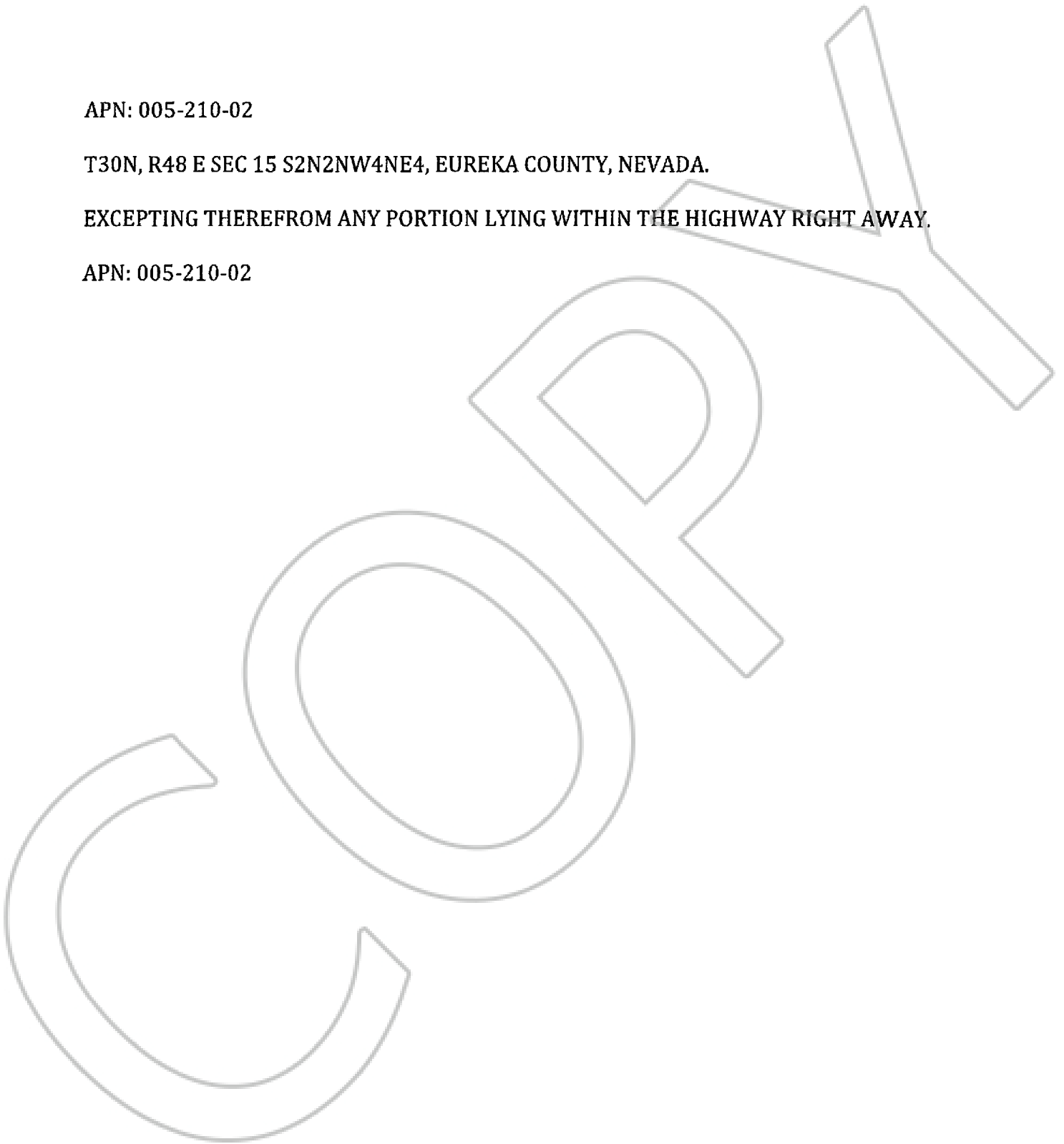
EXHIBIT A

APN: 005-210-02

T30N, R48 E SEC 15 S2N2NW4NE4, EUREKA COUNTY, NEVADA.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE HIGHWAY RIGHT AWAY.

APN: 005-210-02



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 005-210-02
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☒ Vacant Land b) ☐ Sgl. Fam. Residence
c) ☐ Condo/twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☐ Other: _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No.: _____

Book _____ Page _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sale Price of Property: _____

\$8,000.00

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

\$

c. Transfer Tax Value: _____

\$8,000.00

d. Real Property Transfer Tax Due: _____

\$31.20

4. IF EXEMPTION CLAIMED:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Cole A. Kincade Capacity: _____ Grantor

Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Cole A. Kincade
Address: 186 Markas St
City: Folsom
State: CA Zip: 95630

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jason C. Robinson, Sharon L. Robinson, and Jaxson S. Villanueva
Address: 1360 Townview Ave
City: Santa Rosa
State: CA Zip: 95405

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

Print Name: Landmark Title Assurance Agency of Nevada Esc. #: 25-10589-RJ
Address: 455 8th Street
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED