

A.P.N.: 002-035-04

File No: NNV-1417102

RPTT: \$31.20

EUREKA COUNTY, NV
RPTT:\$31.20 Rec:\$37.00
\$68.20 Pgs=4
NETCO

2025-254961

08/21/2025 02:02 PM

KATHERINE J. BOWLING, CLERK RECORDER

When Recorded Mail To: Mail Tax Statements To:
Benjamin L Hargrave
200 E Main St.
Oakley, ID 83346

Grant Bargain Sale Deed

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

Michael Kincade, an unmarried man who acquired title as Kincade, Michael

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

Benjamin L Hargrave, a single man

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.



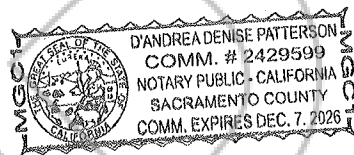
Michael Kincade

State of California; County of Sacramento

The foregoing instrument was acknowledged before me by means of (X) physical presence or
() online notarization, this 14 day of August, 2025 by: Kincade, Michael
(See Requirements) who is/are personally known by me or who has/have produced:
CA Driver's License as identification.


Notary Public

My Commission Expires: 12/7/2026



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 8/14/2025 before me, D'ANDREA DENISE PATTERSON, NOTARY PUBLIC

Date

Here Insert Name and Title of the Officer

personally appeared

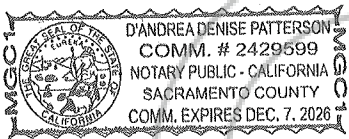
Michael Kinrade

Name(s) of Signer(s)

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

D'Andrea Patterson

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Bargain Sale Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

File Number: NNV-1417102

Giver/Borrower Last Name: Hargrave

**Exhibit A
Legal Description**

Lot 5 in Block 15 of Crescent Valley Ranch and Far S Unit 1, as shown on the subdivision map recorded April 6, 1959 in the Office of the County Recorder of Eureka County, Nevada as File No. 34081

Commonly known as: 345 3rd Street, Crescent Valley, NV 89821 in the County of Eureka

Parcel Number(s): 002-035-04

**STATE OF NEVADA
DECLARATION OF VALUE**

Assessor Parcel Number(s)

a) 002-035-04
b) _____
c) _____
d) _____

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: _____

a) Total Value/Sales 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

If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

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
Address: 4720 Loch Lomond Dr
City: Carson City
State: CA Zip: 95608

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Benjamin L Hargrave
Address: 200 E Main St
City: Oakley
State: ID Zip: 83346

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

Print Name: Netco Title File Number: NNV-1417102
Address: 6292 Spring Mountain Rd Ste 100
City: Las Vegas State: NV Zip: 89146

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