

Official RecordRecording requested By
ADAM KATSCHKELincoln County - NV
Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$78.00

Recorded By: LB

Book- 281 Page- 0370



0143885

APN: 003-182-06

RETURN RECORDED DEED TO:

Adam Katschke
P.O. Box 253
Caliente, Nevada 89008

GRANTEE/MAIL TAX STATEMENTS TO:

Adam Katschke
P.O. Box 253
Caliente, Nevada 89008**GRANT BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this 12 day of August, 2013, between Carol Kohler, as an individual, and as, the party of the first part, hereinafter referred to as "GRANTOR", and Adam Katschke, as an individual, as his sole and separate property, the party of the second part, hereinafter referred to as "GRANTEE."

WITNESSETH:

That the GRANTOR, in consideration of Ten Dollars (\$10), lawful money of the United States of America, and other good and valuable consideration, in hand paid by the GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain and sale unto the GRANTEE, and to their heirs and assigns, forever, all their rights, title and interest in and to those certain lots, pieces and parcels of land situate in Pioche, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

The land referred to is situated in the State of Nevada, County of Lincoln, City of Caliente, and is described as follows:

A parcel of land situate within the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 8, Township 4 South, Range 67 East, M.D.M., subject parcel being adjacent to Clover Street on the Northwest and Bank Street on the Southwest, within the City of Caliente, being more particularly described as follows:

Beginning at the Northeast Corner (NE Cor.) of this parcel from which the Quarter Corner common to the Center of said Section 8, bears 16°01'16" East a distance of 266.24 feet; thence following Southeasterly along a wall separating two buildings South 31°36' East a distance of 48.0 feet to a point; thence South 59°01' West a distance of 1.5 feet to a point; thence South 31°36' West, along the Northeasterly boundary of Bank Street a distance of 100.0 feet, to the Northwest Corner, thence North 59°01' East following the Southwesterly boundary of Clover Street, a distance of 164.92 feet, to the POINT OF BEGINNING.



TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEE, and to her heirs and assigns, forever.

IN WITNESS WHEREOF, the GRANTOR have hereunto set her hand the day and year first above written.

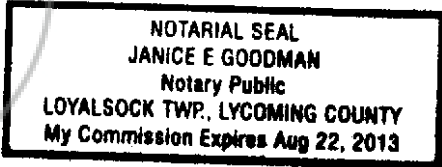
Carol Kohler
CAROL KOHLER

State of Pa.)
)ss.
County of Lycoming)

On this 13th day of August, 2013, ***CAROL KOHLER*** personally appeared before me and proved to me to be the person described in and who executed the foregoing Grant Bargain and Sale Deed, who acknowledged that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Janice E Goodman
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
ADAM KATSCHKE

Lincoln County - NV
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- 1. Assessor Parcel Number(s)
a. 003-182-06
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
 Other

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3.a. Total Value/Sales Price of Property \$ 20,000.00
b. Deed in Lieu of Foreclosure Only (value of property (_____)
c. Transfer Tax Value: \$ _____
d. Real Property Transfer Tax Due \$ 78.00

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: [Signature] Capacity: Attorney for Grantor

Signature: [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Carol Kohler
Address: 608 1/2 Wyoming Street
City: Williamsport
State: Pennsylvania Zip: 17701

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Adam Katschke
Address: P.O. Box 253
City: Caliente
State: Nevada Zip: 89008

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

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____