

A.P.N.: 003-032-03  
File No: NCS-756478-HHLV (MS)  
R.P.T.T.: \$468.00 C



When Recorded Mail To: Mail Tax Statements To:  
COIRA Properties, LLC  
P.O. Box 253  
Caliente, NV 89008

***GRANT, BARGAIN and SALE DEED***

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

Steven Ned Greenhalgh and Mildred Mae Greenhalgh, Trustees of the Greenhalgh Family Trust

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

COIRA Properties, LLC, a Nevada limited liability company

the real property situate in the County of Lincoln, State of Nevada, described as follows:

**LOTS 5 AND 6 IN BLOCK NUMBERED 48 IN THE NORTH SIDE ADDITION TO THE CITY OF CALIENTE, AS THE SAME IS DELINEATED ON THE OFFICIAL PLAT OF SAID CITY, RECORDED OCTOBER 8, 1940 IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, NEVADA, IN BOOK A OF PLATS, PAGE 48 AS FILE NO. 15661, LINCOLN COUNTY, NEVADA RECORDS.**

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.

Date: 10/23/2015



Steven Ned Greenhalgh and Mildred Mae Greenhalgh, Trustees of the Greenhalgh Family Trust

Steven N Greenhalgh  
Steven Greenhalgh, Trustee

Mildred Greenhalgh  
Mildred Greenhalgh, Trustee

STATE OF **NEVADA** )  
 : ss.  
COUNTY OF **CLARK** )

This instrument was acknowledged before me on October 20, 2015 by **Steven Ned Greenhalgh and Mildred Mae Greenhalgh, Trustees of the Greenhalgh Family Trust.**

[Signature]  
Notary Public  
(My commission expires Aug 15, 2019)

# 04-86367-1

Tera Barcelou

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 23, 2015** under Escrow No. **NCS-756478-HHLV**.

STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-148505

11/04/2015

08:14 AM

Official Record

1. Assessor Parcel Number(s)

- a) 003-032-03
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

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 RECO

Page 1 of 1 Fee: \$15.00  
Recorded By: AE RPTT: \$468.00  
Book \_\_\_\_\_ Page- 0281

Book \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. a) Total Value/Sales Price of Property:

\$120,000.00

b) Deed in Lieu of Foreclosure Only (value of

( \$ )

c) Transfer Tax Value:

\$120,000.00

d) Real Property Transfer Tax Due

\$468.00

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

Signature: [Signature]

Capacity: Grantor

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Greenhalgh Family Trust

Print Name: Adam P. Katschke and Helena C. Katschke COIRA Properties

Address: 9425 W. La Madre Avenue

Address: P.O. Box 253

City: Las Vegas

City: Caliente

State: NV Zip: 89149

State: NV Zip: 89028

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

First American Title Insurance  
Company National Commercial

Print Name: Services

File Number: NCS-756478-HHLV MS/ad

Address: 2500 Paseo Verde Parkway, #120

City: Henderson

State: NV Zip: 89074

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