

Official Record

Recording requested By  
COIRA PROPERTIES, LLC

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$14.00 Page 1 of 1  
RPTT: Recorded By: AE  
Book- 300 Page- 0233



After recording please return to: )  
)  
Name: Coira Properties, LLC )  
)  
Address: PO Box 253 )  
)  
City, State, Zip: Caliente, NV 89008 )  
)  
Phone: 775-726-3341 )  
)  
)  
Assessor's )  
Parcel Numbers 003-151-12; 003-151-20; 003-151-21 )

---Above This Line Reserved For Official Use Only---

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH:  
That Adam Katschke and Helena Katschke, in consideration of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, does hereby remise, release, and forever quitclaim to Coira Properties, LLC, all that real property situated in the city of Caliente, County of Lincoln, State of Nevada, more particularly described as follows:

That portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 7, Township 4 South, Range 67 East, M.D.B.&M., described as follows:

Parcel 3 as shown by map thereof on file in file 12532 of parcel maps in Book C, page 161 in the office of the County Recorder of said Lincoln County, Nevada.

Parcel 5A as shown by map thereof on file in file 032544 of parcel maps in Book C, page 425 in the office of the County Recorder of said Lincoln County, Nevada.

Parcel 6C as shown by map thereof on file in file 0132543 of parcel maps in Book C page 424 in the Office of the County Recorder of said Lincoln County Nevada.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

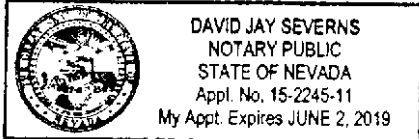
WITNESS this 9<sup>th</sup> day of November, 2015.

[Signature]  
ADAM KATSCHKE - GRANTOR

[Signature]  
HELENA KATSCHKE - GRANTOR

STATE OF NEVADA )  
COUNTY OF LINCOLN )  
This instrument was acknowledged before me on this 9<sup>th</sup> day of NOVEMBER, 2015 by  
ADAM KATSCHKE and  
HELENA KATSCHKE

[Signature]  
NOTARY PUBLIC



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STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 003-151-12
- b) 003-151-20
- c) 003-151-21
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>operating agreement on file</u>	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ \_\_\_\_\_

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 9
  - b. Explain Reason for Exemption: My wife and I own 100% of the LLC/Business.
5. Partial Interest: Percentage being transferred: \_\_\_\_\_%

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 \_\_\_\_\_

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: Helen Karschke and Helen Karschke

Address: P.O. Box 253

City: Calverton

State: NV Zip: 89408

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

Print Name: Coira Properties, LLC

Address: P.O. Box 253

City: Calverton

State: NV Zip: 89408

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_