

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- 0235



0148697

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 002-232-01; 002-232-02; 002-233-01 )

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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 town of Panaca, County of Lincoln, State of Nevada, more particularly described as follows:

That portion of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of section 4, Township 2 South, Range 68 East, M.D.B.&M. more particularly described as follows:

Lots 1, 27, and 28 of the North Hills Subdivision First Phase as shown on the Subdivision Map thereof recorded February 20, 1980 in Block A of Plats, page 151 as file No. 67636, Lincoln County, Nevada Records.

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.

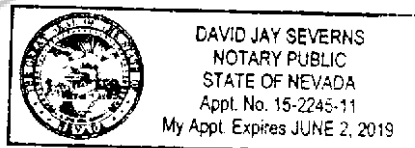
ADAM KATSCHKE - GRANTOR

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

NOTARY PUBLIC



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STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 002-232-01
- b) 002-232-02
- c) 002-233-01
- 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: Operating Agreement on File!

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: Alvin Katschke and Helene Katschke  
 Address: PO Box 253  
 City: Caliente  
 State: NV Zip: 89705

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

Print Name: Coira Properties, LLC  
 Address: PO Box 253  
 City: Caliente  
 State: NV Zip: 89705

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_