A.P.N. No.: 002-122-19 and 002-122-20
R.P.T.T. \$2,340.00
Escrow No.: 80745
Recording Requested By:

Cow County Title Co.

Mail Tax Statements To: Same as below
When Recorded Mail To:
SHELDON MAREE, LLC, a Nevada Limited
Liability Company
P O Box 226
Panaca, NV 89042

LINCOLN COUNTY, NV RPTT:\$2340.00 Rec:\$35.00 Total:\$2,375.00 07/05/2019 04:42 PM COW COUNTY TITLE Pgs=4 KE



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MAINSTREET MARKET INC, a Nevada Corporation for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to SHELDON MAREE, LLC, a Nevada Limited Liability Company, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

Situate in a portion of the Northwest Quarter (NW1/4) of Section 9, Township 25 North, Range 68 East, M.D.B.&M., being that portion of Lot 3 and Lot 4 in Block 36 in the Town of Panaca, as designated upon the Official Map of said Town on file in the County Recorder's Office, County of Lincoln, State of Nevada, described as follows:

Parcels 1 and 2 as shown on Parcel Map for MARY JEANETT MCCROSKY, recorded December 4, 2002 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 454 as File No. 119164, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 002-122-19 002-122-20

*SUBJECT TO:

- 1. Taxes for the fiscal year;
- 2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
- 3. A new Deed of Trust to record concurrent

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated. June 21, 2019

MAINSTREET MARKET INC, A NEVADA CORPORATION BY: NATHAN J. KATSCHKE President	
State of Nevada)) ss.	7
County of Lincoln	_ \
This instrument was acknowledged before me on the 2nd day of July By: NATHAN J. KATSCHKE	_, <u>2019</u>
Signature: 13 Meta Miles	
Notary Public Don-Rita Rice	 1
Expiration Date: 5/7/20 DON-RITA RICE NOTARY PUBLIC STATE OF NEVADA Appt. No. 16-2505-11 My Appt. Expires May 7, 2020	

STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assess	or Parcel Number	er(s)					
	a) 002.	-122-19						\ \
	b) 002.	-122-20	•		-			\ \
	c)		·· · · · · · · · · · · · · · · · · · ·		•			\ \
	d)				-			\ \
2	· —	f Property:			-			\ \
	a) 🔲	Vacant Land	b) 🔲	Single Fam. Res.	FOR RECO	ORDER'S	OPTIONAL	USE ONLY
	c) 🗆	Condo/Twnhse		2-4 Plex	Book:	Z	Page:	1 1
		Apt.Bldg	, 	Comm'i/Ind'i	Date of Re	cording:		
	- —	Agricultural	h) 🗀		Notes:	<u> </u>		
	9/ □ i) □	Other	") [Mobile Home	-		•	1
	リロ	Other						
3	Total V	alue/Sale Price o	of Prope	arty /			\	\$600,000.00
Ο.				nly (value of Prope	rty) /	_	\	φουσ,σοσ.σο
		er Tax Value:	O	my (value of hyope.			_	\$600,000.00
		roperty Transfer	Tax Du	e:	700			\$2,340.00
<u>4.</u>		nption Claimed:		1	34	-	-/	Ψ2,010.00
	a. Tra	insfer Tax Exem	otion pe	r NRS 375.090, Se	ection			
	b. Ex	plain Reason for	Exemp	tion:				
_	D (')				. "		,	
ე.				ng transferred: 10		_%	, , ,	
NE	1 ne ur 275	idersigned decia	res and	l acknowledges, un	der penalty of	of perjury,	pursuant to) *! !-
inf	ormatio	n and helief and	o. 110, I can he	that the information supported by doc	provided is a	correct to	ine best of	their
inf	ormatio	n provided herei	n Furth	ermore, the parties	arree that o	taneu upi	ce of any c	aniliale line Isimed
ex	emptior	n, or other detern	nination	of additional tax d	ue may resu	ilt in a nen	alty of 10%	of the tax
du	e plus i	nterest at 1% pe	r month	. Pursuant to NRS	375.030, the	Buver an	d Seller sha	all be
jointly and severally liable for any additional amount owed.								
		\ \		100	1 1			
C:	-	111	$\times \mathbb{Z}$	1/1/1	1 1			r
SI	gnature			the Committee of the Co	//'	Capacity _.	Grantor	
	-	NATHAN J. KAT	SCHK	E, President	///			
1	and the second	1	Marine Control		/ /			
Sig	gnature		The Real Property lies			Capacity	Grantee	
	-	MASON STACK	HOUS	E, Managing Memb		· - · · · · · · · · · · · ·	,	
						•		
	SE	LLER (GRANTO			<u>BUY</u>			ORMATION
D	-4 N1		JIRED)			(R	EQUIRED)	
Pri	nt Nam	e: MAINSTREE Nevada Cor			Print Name:			, LLC, a Nevada
ΑН	dress:	P O Box 878			Address:		_iability Co	mpany
	uress. y:	Panaca	_	/	City:	P O Box Panaca	220	
	ate: NV		Zip:	89042	State: NV	<u>i aliaca</u>	Zip:	89042
W.,				000 12	Otate. Ity		Zip.	03042.
CC	MPAN	Y/PERSON REC	UESTI	NG RECORDING	<u>required</u> if :	not seller	or buver)	
Pri	nt Nam	e: Cow County	Title Co	o.	Escrow #:	80745		
	dress:	P.O. Box 518	3, 328 N	/lain Street	• ;			,
Cit	:y:	Pioche			State: NV		Zip:	89043

STATE OF NEVADA DECLARATION OF VALUE FORM 1. Assessor Parcel Number(s) a) 002-122-19 b) 002-122-20 c) d) 2. Type of Property: a) □ Vacant Land b) ☐ Single Fam. Res. FOR RECORDER'S OPTIONAL USE ONLY Book: c) Condo/Twnhse d) 2-4 Plex Page: Date of Recording: e) Apt.Bldg f) 🗷 Comm'l/Ind'l Notes: h) Mobile Home g) Agricultural i) 🗍 Other 3. Total Value/Sale Price of Property \$600,000.00 Deed in Lieu of Foreclosure Only (value of Property) Transfer Tax Value: \$600,000,00 Real Property Transfer Tax Due: \$2,340.00 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 Capacity Grantor NATHAN J. KATSCHKE, President Signature Capacity Grantee MASON STACKHOUSE, Managing Member **SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Print Name: MAINSTREET MARKET INC. a Print Name: SHELDON MAREE, LLC, a Nevada Nevada Corporation Limited Liability Company Address: P O Box 878 Address: P O Box 226 City: Panaca City: Рапаса State: NV Zip: 89042 State: NV 89042 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Cow County Title Co. Print Name: Escrow #: 80745 Address: P.O. Box 518, 328 Main Street

State: NV

89043

City:

Pioche