

|  |                           |
|--|---------------------------|
| <b>A.P.N. No.:</b>                                     | 002-122-19 and 002-122-20 |
| <b>R.P.T.T.</b>  | \$2,340.00                |
| <b>Escrow No.:</b>                                     | 80745                     |
| <b>Recording Requested By:</b>                         |                           |
| Cow County Title Co.                                   |                           |
| <b>Mail Tax Statements To:</b>                         | <i>Same as below</i>      |
| <b>When Recorded Mail To:</b>                          |                           |
| SHELDON MAREE, LLC, a Nevada Limited Liability Company |                           |
| P O Box 226  |                           |
| Panaca, NV 89042                                       |                           |

LINCOLN COUNTY, NV **2019-156704**  
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.

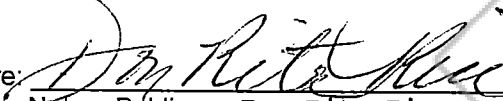
Dated: June 21, 2019

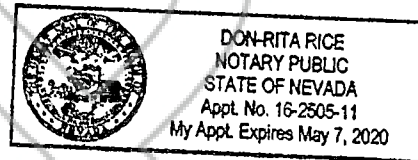
MAINSTREET MARKET INC, A NEVADA CORPORATION

BY:   
NATHAN J. KATSCHKE  
President

\_\_\_\_\_  
State of Nevada )  
County of Lincoln ) ss.

This instrument was acknowledged before me on the 2nd day of July, 2019  
By: NATHAN J. KATSCHKE

Signature:   
Notary Public Don-Rita Rice  
Expiration Date: 5/7/20



**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.  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg            f)  Comm'l/Ind'l  
 g)  Agricultural        h)  Mobile Home  
 i)  Other \_\_\_\_\_

|   |             |
|---|-------------|
| <b>FOR RECORDER'S OPTIONAL USE ONLY</b> |             |
| Book: _____                             | Page: _____ |
| Date of Recording: _____                |             |
| Notes: _____                            |             |

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**  
**(REQUIRED)**  
 Print Name: MAINSTREET MARKET INC, a Nevada Corporation  
 Address: P O Box 878  
 City: Panaca  
 State: NV Zip: 89042

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: SHELDON MAREE, LLC, a Nevada Limited Liability Company  
 Address: P O Box 226  
 City: Panaca  
 State: NV Zip: 89042

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Cow County Title Co. Escrow #: 80745  
 Address: P.O. Box 518, 328 Main Street  
 City: 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.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

|   |             |
|---|-------------|
| <b>FOR RECORDER'S OPTIONAL USE ONLY</b> |             |
| Book: _____                             | Page: _____ |
| Date of Recording: _____                |             |
| <b>Notes:</b> _____                     |             |

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 *Mason Stackhouse* Capacity Grantee  
MASON STACKHOUSE, Managing Member

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

Print Name: MAINSTREET MARKET INC, a Nevada Corporation  
 Address: P O Box 878  
 City: Panaca  
 State: NV Zip: 89042

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

Print Name: SHELDON MAREE, LLC, a Nevada Limited Liability Company  
 Address: P O Box 226  
 City: Panaca  
 State: NV Zip: 89042

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

Print Name: Cow County Title Co. Escrow #: 80745  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**