**APN**: 003-182-06

This Document Prepared By:

FRANKLIN J. KATSCHKE Attorney at Law 820 N. Spring St. Suite A P.O. Box 703 Caliente, NV 89008 (775) 726-3162

After Recording, Return and Mail Tax Statements To:

NATHAN PHILLIPS PO Box 808 Caliente, NV 89008 LINCOLN COUNTY, NV RPTT:\$175.50 Rec:\$35.00

FRANKLIN KATSCHKE, ESQ.

2019-157162

Total:\$210.50

10/14/2019 09:09 AM

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OFFICIAL RECORD
AMY ELMER, RECORDER

## **QUITCLAIM DEED**

THIS INDENTURE WITNESSETH THAT,

COIRA PROPERTIES, LLC,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby CONVEY AND QUITCLAIM to:

MOUNTAIN MERCANTILE, INC.,

Whose mailing address is P.O. Box 808, Caliente, NV 89008;

All of its interest in the following described real estate situated in the County of Lincoln, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 75 Clover Street, Caliente, NV 89008

SUBJECT TO the Reservations, Restrictions, Conditions, Covenants, Rights of Way, and Easements that are now of record, if any.

TOGETHER	with	all	and	singular	the	tenements,	hereditaments	and	appurtenances	thereunto
belonging or i	in any	wis	e ap	pertaining	g.					

Dated this 10 day of October 2019.

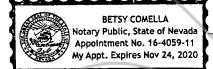
HELENA KATSCHKE – OWNER

COIRA PROPERTIES, LLC

State of Nevada

County of Linealn

This instrument was acknowledged before me on this 10 day of October 2019, by HELENA KATSCHKE.



Oltsy Comella (Signature of notarial officer)

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

HELENA KATSCHKE

## EXHIBIT "A"

## Lincoln County, Nevada Assessor's Parcel Number 003-182-06

Commonly known as: 75 Clover Street, Caliente, NV 89008

A parcel of land situate within the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 8, Township 4 S, Range 67 E, M.D.B.&M., subject parcel being adjacent to Clover Street on the Northwest and Bank Street on the Southwest, within the City of Caliente, being more particularly described as follows:

Beginning at the Northeast Corner of this parcel from which the Quarter Corner common to the Center of said Section 8, bears 16°01'16" East a distance of 266.24 feet; thence following Southeasterly along a wall separation two buildings South 31°36' East a distance of 48.0 feet to a point; thence South 59°01' West a distance of 1.5 feet to a point; thence South 31°36' West, along the Northeasterly boundary of Bank Street a distance of 100 feet, to the Northwest corner, thence North 59°01' East following the Southwesterly boundary of Clover Street, a distance of 164.92 feet, to the POINT OF BEGINNING.



## STATE OF NEVADA **DECLARATION OF VALUE FORM** 1. Assessor Parcel Number(s) a) 003-182-06 b) c) d) 2. Type of Property: Vacant Land Single Fam. Res. FOR RECORDER'S OPTIONAL USE ONLY Book: <u></u> Condo/Twnhse d) 2-4 Plex c) Page: Comm'l/Ind'l e) Apt. Bldg f) 🗸 Date of Recording: Mobile Home Agricultural Notes: g) Other \$ 45,000.00 3. Total Value/Sales Price of Property Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: \$ 45,000.00 Real Property Transfer Tax Due \$ 175.56 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section b. Explain Reason for Exemption: % 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. Capacity ATTORNEY Signature Capacity \_\_\_\_\_ Signature SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Print Name: MOUNTAIN MERCANTIE, INC. Print Name: CURA PROPERTIES LLC Address: ኤ ያልጿ ያል፮ Address: PO BOX 253 City: <u>CALTENTE</u> City: CALIENTE Zip: 89008 Zip: 34/03 State: NV State: NV COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Escrow #: Print Name: FRANKLIN KATSCHIKE, ESQ. Address: Po Box 703 State: N Zip: 89008 City: CALLENTE