

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



00003519201901571620040047

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, 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 in anywise appertaining.

Dated this 10 day of October 2019.

Helena Katschke
HELENA KATSCHKE - OWNER
COIRA PROPERTIES, LLC

State of Nevada

County of Lincoln

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



Betsy Comella
(Signature of notarial officer)

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

Helena Katschke
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 $16^{\circ}01'16''$ East a distance of 266.24 feet; thence following Southeasterly along a wall separation two buildings South $31^{\circ}36'$ East a distance of 48.0 feet to a point; thence South $59^{\circ}01'$ West a distance of 1.5 feet to a point; thence South $31^{\circ}36'$ West, along the Northeasterly boundary of Bank Street a distance of 100 feet, to the Northwest corner, thence North $59^{\circ}01'$ 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:

- 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: _____	

3. Total Value/Sales Price of Property

\$ 45,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$ 45,000.00

Real Property Transfer Tax Due \$ 175.50

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.

Signature [Signature] Capacity ATTORNEY

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: COIRA PROPERTIES, LLC
 Address: PO BOX 253
 City: CALIENTE
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: MOUNTAIN MERCANTILE, INC.
 Address: PO BOX 808
 City: CALIENTE
 State: NV Zip: 89008

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

Print Name: FRANKLIN KATSCHE, ESQ. Escrow #: _____
 Address: PO BOX 703
 City: CALIENTE State: NV Zip: 89008