

LINCOLN COUNTY, NV

2020-158327

\$1,364.95

RPTT:\$1327.95 Rec:\$37.00 05/07/2020 01:42 PM

AMROCK, INC

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

APN: 00216204

RECORDING REQUESTED BY and
WHEN RECORDED MAIL TO:

Amrock
662 Woodward Avenue
Detroit, MI 48226

ORDER NUMBER: 67192062

MAIL TAX STATEMENTS TO:

Franklin Katschke and
Karina Katschke
26 South 6th Street
Panaca, NV 89042

RPTT: \$ _____, Ex: N/A

[Space Above This Line For Recorder's Use]

07192062-5029440

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **NATHAN KATSCHKE** and **CASSIE KATSCHKE**, husband and wife, Grantors,

For a **VALUABLE CONSIDERATION**, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

FRANKLIN KATSCHKE and **KARINA KATSCHKE**, husband and wife, as joint tenants with right of survivorship, Grantees, whose address is 26 South 6th Street, Panaca, NV 89042,

All that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

ALL OF THE NORTH ONE-HALF (NORTH 1/2) OF LOT NUMBERED FOUR (4) IN BLOCK FIFTY FIVE (55) OF THE TOWN OF PANACA AS DELINEATED IN THE OFFICIAL PLAT OF SAID TOWN AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY.

APN: 00216204

Commonly known as: 26 Sixth Street, Panaca, NV 89042

Being the same property conveyed to **NATHAN KATSCHKE** and **CASSIE KATSCHKE**, husband and wife, by Deed from **ROBERT H. BEATTY** and **JAQUELYNE G. BEATTY**, as Trustees of the **ROBERT H. BEATTY AND JAQUELYNE G. BEATTY TRUST** dated March 12, 2014 and recorded March 20, 2014 in Book 286, Page 273 of the Office of the County Clerk Recorder, County of Lincoln, State of Nevada.

TOGETHER WITH all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, reservations, rights, rights of way, and easements now of record, if any.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Grantors, this 20 day of April, 2020, sets Grantor's hand.



NATHAN KATSCHKE

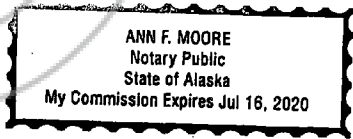

CASSIE KATSCHKE

STATE OF Alaska

COUNTY/CITY OF Skagway

On the 20 day of April, 2020, personally appeared before me, a Notary Public, NATHAN KATSCHKE and CASSIE KATSCHKE, known or proven to me to be the persons whose names are subscribed to the above instrument and who acknowledged that they executed the above instrument.


Notary Public
My Commission Expires: July 16, 2020



Attached to and becoming a part of Deed between NATHAN KATSCHKE and CASSIE KATSCHKE, husband and wife, as Grantor(s), and FRANKLIN KATSCHKE and KARINA KATSCHKE, husband and wife, as Grantee(s).

AFFIRMATION STATEMENT

(Check One)

I, the undersigned, hereby affirm that this document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS §239B.030)

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of any person or persons as required by law: NEVADA
(State Specific Law)

[Handwritten Signature]
Signature

NATHAN KATSCHKE
Printed Name

SELLER
Title/Relationship to Transaction

PREPARED BY:
Denise Mikrut, Esq.
Nevada Bar ID: 6743

State of Nevada
Declaration of Value

FOR RECORDER'S OPTIONAL USE ONLY

1. Assessor Parcel Number(s)
a) 00218204 _____
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
i) Other _____

Document/Instrument # _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property: \$ 340,081.00
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ 1,327.95

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 therein. Furthermore, the 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 Cassie Katschke Capacity Seller
Signature Franklin Katschke Capacity SEUER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: NATHAN KATSCHKE and CASSIE KATSCHKE
Address: 26 Sixth Street
City: Panaca
State: NV Zip 89042

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: FRANKLIN KATSCHKE and KARINA KATSCHKE
Address: 26 South 6th Street
City: Panaca
State: NV Zip 89042

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Amrock Escrow # _____
Address: 662 Woodward Avenue
City: Detroit State MI Zip 48226

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

State of Nevada
Declaration of Value

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument # _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

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Signature [Signature] Capacity BUYERS
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: NATHAN KATSCHKE and CASSIE KATSCHKE
Address: 26 Sixth Street
City: Panaca
State: NV Zip 89042

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: FRANKLIN KATSCHKE and KARINA KATSCHKE
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