

APN: 012-210-04, 012-210-07, 012-210-28
R.P.T.T.: \$ 877.50



OFFICIAL RECORD
AMY ELMER, RECORDER

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:**

Steven and Karen Culverwell
P.O. Box 231
Caliente, NV 89008

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT,

COIRA PROPERTIES LLC,

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

STEVEN CULVERWELL and KAREN CULVERWELL, as joint tenants with rights of
survivorship

Whose mailing address is P.O. Box 231, Caliente, NV 89008;

All of their 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: 215 acres of land located in Panaca, NV 89042

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 11th day of June 2020.

HELENA KATSCHKE
PRESIDENT – COIRA PROPERTIES LLC

State of Nevada
County of Lincoln

This instrument was acknowledged before me on this 11th day of June 2020, 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

COPY

EXHIBIT "A"

Legal Description

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

ASSESSOR'S PARCEL NUMBER: 012-210-04

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B.&M.

EXCEPTING THEREFROM THAT PARCEL OF LAND CONVEYED BY DEED RECORDED NOVEMBER 29, 1982, IN BOOK 52 OF THE OFFICIAL RECORDS, PAGE 423 AS FILE NO. 76530, DESCRIBED AS FOLLOWS:

THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B.&M.

(This legal description previously appears in a Quit Claim Deed recorded September 14, 2015 as Document #0148310 recorded in the Lincoln County Recorder's Office).

ASSESSOR'S PARCEL NUMBER: 012-210-07

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B.&M.

(This legal description previously appears in a Quit Claim Deed recorded September 14, 2015 as Document #0148309 recorded in the Lincoln County Recorder's Office).

ASSESSOR'S PARCEL NUMBER: 012-210-28

THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) ALL IN SECTION 20, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B.&M., LINCOLN COUNTY NEVADA.

(This legal description previously appears in a Quit Claim Deed recorded October 16, 2014 as Document #0146366 recorded in the Lincoln County Recorder's Office).

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 012-210-04
 b. 012-210-07
 c. 012-210-28
 d. _____

2. Type of Property:
 a. Vacant Land *WZ* 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 225,000.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 877.50

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 Helena Katselup Capacity: Buyer HK Seller

Signature _____ Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Coira Properties LLC
 Address: PO Box 253
 City: Caliente
 State: Nevada Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Steven and Karen Culverwell
 Address: PO Box 231
 City: Caliente
 State: Nevada Zip: 89008

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

Print Name: _____
 Address: _____
 City: _____

Escrow # _____
 State: _____ Zip: _____