

LINCOLN COUNTY, NV

2020-159048

\$466.00

RPTT:\$429.00 Rec:\$37.00

10/07/2020 03:41 PM

FA NV NTC MAIN

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 003-182-11
Escrow No. 13895-2591486-RC/CJ
R.P.T.T. \$409.50

WHEN RECORDED RETURN TO:

Steven Freitas
136 Loma Verde Dr
San Lorenzo , CA 94580

MAIL TAX STATEMENTS TO:

Steven Freitas
136 Loma Verde Dr
San Lorenzo , CA 94580

SIGNED IN COUNTERPART

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Coira Properties, LLC, a Nevada limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Steven Freitas, a single man

the real property situate in the County of Lincoln, State of Nevada, described as follows:

**PARCEL NO. 1 OF PARCEL MAP FOR RAY B. MOFFITT RECORDED DECEMBER 23, 1991
IN BOOK A PAGE 356 AS FILE NO. 97906 IN THE OFFICE OF THE COUNTY RECORDER
OF LINCOLN COUNTY, NEVADA, LOCATED WITHIN THE SE 1/4 NW 1/4 AND SW 1/4
NE 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. AND M.,
LINCOLN COUNTY, NEVADA.**

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

Date: Print Date 09/24/2020

Coira Properties LLC, a Nevada limited liability company

By: [Signature]
Name: Adam P. Katschke
Title: Managing Member

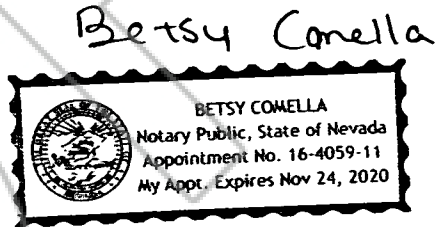
SIGNED IN COUNTERPART

By: _____
Name: Helena C. Katschke
Title: Managing Member

STATE OF NEVADA)
COUNTY OF Lincoln : ss.
 ~~Clark~~)

This instrument was acknowledged before me on
September 25, 2020 by
Adam P. Katschke ~~and Helena C. Katschke~~ Managing
Member of Coira Properties LLC.

Betsy Comella
Notary Public
(My commission expires: 11-24-2020)



11/24/20
16-4059-11

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated Print Date 09/24/2020 under Escrow No. 13895-2591486

Coira Properties LLC, a Nevada limited liability company

SIGNED IN COUNTERPART

By: _____
Name: Adam P. Katschke
Title: Managing Member

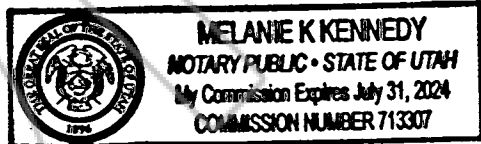
By: Helena C Katschke
Name: Helena C. Katschke
Title: Managing Member

nk Utah
STATE OF ~~NEVADA~~)
nk Utah : ss.
COUNTY OF ~~CLARK~~)

This instrument was acknowledged before me on October 1, 2020 by Adam P. Katschke and Helena Managing Member of Coira Properties LLC.

Melanie Kennedy
Notary Public
(My commission expires: 07/31/2024)

Melanie Kennedy



7/31/24 713307

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated Print Date 09/24/2020 under Escrow No. 13895-2591486

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 003-182-11
 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$110,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$110,000.00
 d) Real Property Transfer Tax Due \$409.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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: [Signature]
 Signature: _____

Capacity: Estrow Agent
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Coira Properties LLC
 Address: Post Office Box 253
 City: Caliente
 State: NV Zip: 89008

Print Name: Steven Freitas
 Address: 136 Loma Verde Dr
 City: San Lorenzo
 State: CA Zip: 94580

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

Print Name: ~~First American Title Insurance Company~~ File Number: 13895-2591486 RC/RC
 Address: 2500 North Buffalo Drive, Suite 120
 City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)
 FA NV NTC MAIN