



OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N. No.:	002-152-15
R.P.T.T.	\$838.50
Escrow No.:	83542
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
DUTCH A. BARCLAY and KALYNNE M. BARCLAY	
P O Box 792	
Panaca, NV 89042	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **COIRA PROPERTIES LLC**, a Nevada limited liability company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **DUTCH A. BARCLAY and KALYNNE M. BARCLAY, husband and wife as joint tenants**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

A portion of the Southeast Quarter (SE ¼) of Lot 4 in Block 35 in the Town of Panaca, County of Lincoln, State of Nevada, more particularly described as follows:

Beginning at the Southeast corner of said Lot 4 and running thence North along the East side of said Lot 4 a distance of 132 feet; thence running at right angles West a distance of 132 feet; thence running South a distance of 132 feet to the South boundary of said Lot 4; thence running East along the South line of said Lot 4 a distance of 132 feet to the point of beginning.

The above legal description is a metes and bounds description and was obtained from a QUIT CLAIM DEED, recorded April 30, 2018, as File No. 2018-154154, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2020 -2021: 002-152-15

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. A new Deed of Trust to record concurrent

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: March 02, 2021

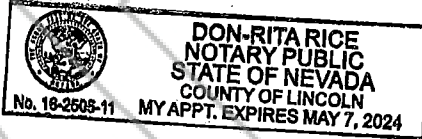
COIRA PROPERTIES LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: Helena C. Katschke
HELENA C. KATSCHKE
Managing Member

State of Nevada)
County of Lincoln) ss.

This instrument was acknowledged before me on the 31st day of March 2021 By:
HELENA C. KATSCHKE, Managing Member

Signature: Don-Rita Rice
Notary Public
Expiration Date: 5/7/2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-152-15
- 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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes:

3. Total Value/Sale Price of Property

\$215,000.00

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

Transfer Tax Value: _____ \$215,000.00

Real Property Transfer Tax Due: _____ \$838.50

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest Percentage being transferred: 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 Helena C. Katschke Capacity Grantor
HELENA C. KATSCHKE, Managing Member

Signature _____ Capacity Grantee
DUTCH A. BARCLAY

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: COIRA PROPERTIES LLC, a Nevada
limited liability company

Address: P O Box 253

City: Caliente

State: NV Zip: 89008

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: DUTCH A. BARCLAY and KALYNNE
M. BARCLAY

Address: PO Box 792

City: Panaca

State: NV Zip: 89042

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

Print Name: Cow County Title Co. Escrow #: 83542

Address: P.O. Box 518, 328 Main Street

City: Pioche State: NV Zip: 89043

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED