

003-151-12
003-151-26

RETURN RECORDED DEED TO:

Steve T Culverwell
P O Box 231
Caliente, Nevada 89008

GRANTEE/MAIL TAX STATEMENTS TO:

Steve T Culverwell
P O Box 231
Caliente, Nevada 89008

LINCOLN COUNTY, NV **2021-160925**
RPTT:\$546.00 Rec:\$37.00
Total:\$583.00 **08/03/2021 10:28 AM**
STEVE T CULVERWELL Pgs=3 KC



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 23 day of July, 2021, between COIRA PROPERTIES, LLC, the party of the first part, hereinafter referred to as "Grantor", and STEVE T CULVERWELL and KAREN A CULVERWELL, husband and wife, as joint tenants with right of survivorship, the party of the second part, hereinafter referred to as "Grantees".

WITNESSETH

That the GRANTOR, for good and valuable consideration delivered to them by the GRANTEES, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey all that real property situate in the SW1/4SE1/4, Section 7, T4S, R67E, MDM, in the City of Caliente, County of Lincoln, State of Nevada and more particularly described as follows:

First Parcel: PARCEL 3 AS SHOWN ON THE PARCEL MAP FILED ON JANUARY 3, 2006 IN THE LINCOLN COUNTY RECORDER'S OFFICE IN BOOK C OF PLATS, PAGE 161 AND RECORDED UNDER FILE NUMBER 125732, LINCOLN COUNTY, NEVADA RECORDS. THE REAL PROPERTY HAS THE CURRENT APN 003-151-12.

Second Parcel: THE ENTIRE PARCEL SHOWN ON THE MAP OF REVERSION TO ACREAGE FOR MAPS OF PLAT BOOK C INCLUDING PAGE 406 (Parcels 1 and 2), PAGE 424 (Parcels 6A, 6B, and 6C), AND PAGE 425 (Parcels 5A and 5B) FILED ON DECEMBER 9, 2015 IN THE LINCOLN COUNTY RECORDER'S OFFICE IN BOOK D OF PLATS, PAGE 184 AND RECORDED UNDER FILE NUMBER 148656, LINCOLN COUNTY RECORDS. THE REAL PROPERTY HAS THE CURRENT APN 003-151-26.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEES, and to their heirs and assigns, forever.

IN WITNESS THEREOF, the GRANTOR has hereunto set their hand the day and year first above written.

GRANTOR

Helena Katschke

HELENA KATSCHKE, President of
Coira Properties, LLC

State of Nevada)

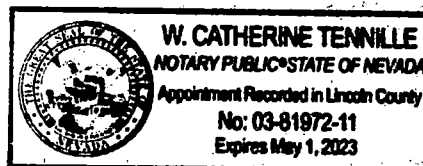
)ss.

County of Lincoln)

This instrument was acknowledged before me on this 23 day of July, 2021, by HELENA KATSCHKE.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

W. Catherine Tennille
NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-151-12
- b) 003-151-26
- 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

\$ 140,000

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

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ 546⁰⁰

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 ST Culverwell Capacity Grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Cova Properties, LLC
 Address: P.O. Box 253
 City: Caliente
 State: Nevada Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Steve T & Karen A Culverwell
 Address: P O BOX 231
 City: Caliente
 State: Nevada Zip: 89008

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____