



OFFICIAL RECORD
AMY ELMER, RECORDER

E03

A.P.N. No.:	003-182-06
Escrow No.:	84124
Recording Requested By:	
COW COUNTY TITLE CO	
When Recorded Mail To:	
ADAM KATSCHKE	
C/O Cow County Title Co	
P O Box 518	
Pioche, NV 89043	

(for recorders use only)

GRANT BARGAIN AND SALE DEED

Deed being re-recorded to correct Legal Description as attached hereto and made a part hereof

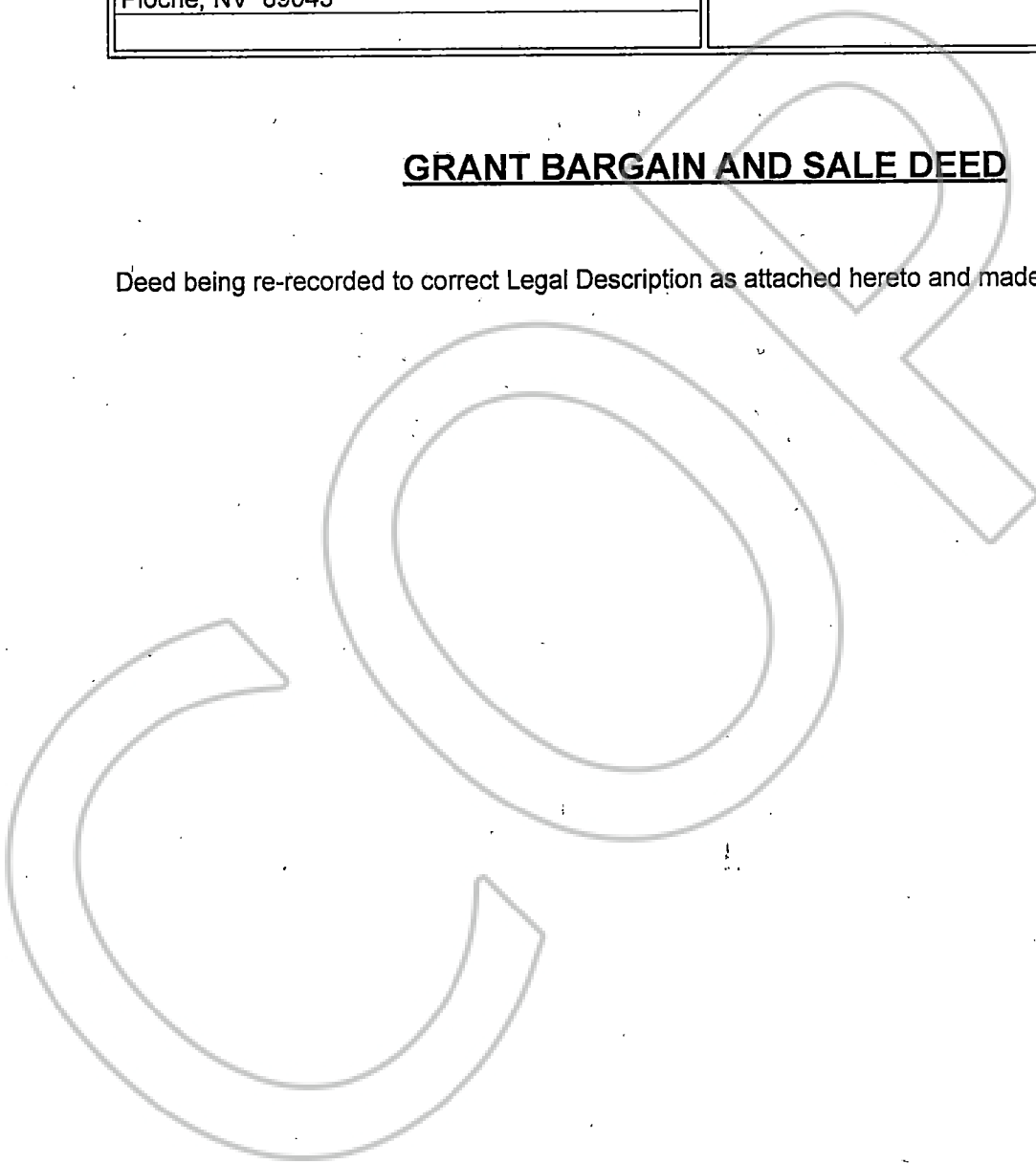


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 84124

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

A parcel of land in the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 8, Township 4 South, Range 67 East, M.B.D. & M., more particularly described as follows:

Beginning at the Southwest corner of APN 003-182-06, whence the center 1/4 corner of said Section 8, bears South 71°42'23" East, a distance of 186.90 feet;

Thence North 03°02'00" East, along the East right of way of Bank Street, a distance of 47.51 feet;

Thence North 31°36'01" West, a distance of 76.20 feet to a point of intersection with the South right of way of Clover Street;

Thence North 59°01'00" East, along said right of way, a distance of 162.42 feet the North corner of the Adjusted Boundary Line;

Thence South 29°17'18" East, along the Adjusted Boundary Line, a distance of 102.04 feet to the South corner of the Adjusted Boundary Line;

Thence South 60°00'11" West, a distance of 51.78 feet;

Thence South 23°29'20" East, a distance of 15.00 feet;

Thence South 59°11'35" West, a distance of 131.44 feet to a point of intersection with the said East right of way of Bank Street, and the point of beginning.

The above legal description is a metes and bounds description and was obtained from a Boundary Line Record of Survey Map, recorded January 21, 1998 in Book B of Plats, page 86 as File No. 110363, Lincoln County, Nevada records.

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

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 003-182-06



APN: 003-182-06

RETURN RECORDED DEED TO:

Adam Katschke
P.O. Box 253
Caliente, Nevada 89008

GRANTEE/MAIL TAX STATEMENTS TO:

Adam Katschke
P.O. Box 253
Caliente, Nevada 89008

GRANT BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 12 day of August, 2013, between Carol Kohler, as an individual, and as, the party of the first part, hereinafter referred to as "GRANTOR", and Adam Katschke, as an individual, as his sole and separate property, the party of the second part, hereinafter referred to as "GRANTEE."

WITNESSETH:

That the GRANTOR, in consideration of Ten Dollars (\$10), lawful money of the United States of America, and other good and valuable consideration, in hand paid by the GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain and sale unto the GRANTEE, and to their heirs and assigns, forever, all their rights, title and interest in and to those certain lots, pieces and parcels of land situate in Pioche, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

The land referred to is situated in the State of Nevada, County of Lincoln, City of Caliente, and is described as follows:

A parcel of land situate within the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 8, Township 4 South, Range 67 East, M.D.M., subject parcel being adjacent to Clover Street on the Northwest and Bank Street on the Southwest, within the City of Caliente, being more particularly described as follows:

Beginning at the Northeast Corner (NE Cor.) of this parcel from which the Quarter Corner common to the Center of said Section 8, bears 16°01'16" East a distance of 266.24 feet; thence following Southeasterly along a wall separating two buildings South 31°36' East a distance of 48.0 feet to a point; thence South 59°01' West a distance of 1.5 feet to a point; thence South 31°36' West, along the Northeasterly boundary of Bank Street a distance of 100.0 feet, to the Northwest Corner, thence North 59°01' East following the Southwesterly boundary of Clover Street, a distance of 164.92 feet, to the POINT OF BEGINNING.

I hereby certify that the foregoing is a full and correct copy of the original document as of 12/13/2021 at 1:26 PM
Now of record in this office of Lincoln County Nevada as document number 143885
Date: 12/13/2021
Recorded by: [Signature] Amy Elmer
Kelbee Cole, Deputy Recorder



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; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

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

IN WITNESS WHEREOF, the GRANTOR have hereunto set her hand the day and year first above written.

Carol Kohler
CAROL KOHLER

State of Pa.)
)ss.
County of Lycoming

On this 12th day of August, 2013, *****CAROL KOHLER***** personally appeared before me and proved to me to be the person described in and who executed the foregoing Grant Bargain and Sale Deed, who acknowledged that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

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

Janice E Goodman
NOTARY PUBLIC

NOTARIAL SEAL
JANICE E GOODMAN
Notary Public
LOYALSOCK TWP, LYCOMING COUNTY
My Commission Expires Aug 22, 2013

**STATE OF NEVADA
DECLARATION OF VALUE**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	

1. Assessor Parcel Number(s)
 a) 003-182-06
 b) _____
 c) _____
 d) _____

2. Type of Property
 a) Vacant Land b) Single Family Res.
 c) Condo/Townhouse d) 2-4 Plex
 e) Apartment Bldg. f) Commercial/Industrial
 g) Agricultural h) Mobile Home
 i) Other: _____

3. a. Total Value/Sales Price of Property _____
 b. Deed in Lieu of Foreclosure Only (Value of Property) _____
 c. Transfer Tax Value _____
 d. REAL PROPERTY TRANSFER TAX DUE: _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, Section: 4.3
 b. Explain Reason for Exemption: re-recorded Document No.143885 to correct legal description

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: _____ Capacity: Grantor
 Signature: Carol Kohler
 Signature: Maria Katschke Capacity: Grantee as a Agent Grantor
 Signature: Adam Katschke

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Carol Kohler
 Address: C/O Cow County Title/ P O Box 518
 City/ST/Zip Pioche, NV 89043

Print Name: Adam Katschke
 Address: C/O Cow County Title/ P O Box 518
 City/ST/Zip Pioche, NV 89043

COMPANY/PERSON REQUESTING RECORDING (required if not Seller or Buyer)

Company Name: Cow County Title Co. Escrow No.: 84124
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)