



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:	
MOUNTAIN MERCANTILE, INC.	
C/O Cow County Title Co	
P O Box 518	
Pioche, NV 89043	

(for recorders use only)

QUIT CLAIM 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

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



OFFICIAL RECORD
AMY ELMER, RECORDER

**After Recording, Return and
Mail Tax Statements To:**

NATHAN PHILLIPS
PO Box 808
Caliente, NV 89008

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT,

COIRA PROPERTIES, LLC,

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

MOUNTAIN MERCANTILE, INC.,

Whose mailing address is P.O. Box 808, Caliente, NV 89008;

All of its 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: 75 Clover Street, Caliente, NV 89008

SUBJECT TO the Reservations, Restrictions, Conditions, Covenants, Rights, Rights of Way, and
Easements that are now of record, if any.

I hereby certify that the foregoing is a full and
correct copy of the original document as of
12/13/2021 at 1:29 pm
Now of record in this office of Lincoln County
Nevada as document number 2019-157162.
Date 12/13/2021
Recorder Amy Elmer
Kelbee Cole, Deputy Recorder

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 10 day of October 2019.

Helena Katschke
HELENA KATSCHKE - OWNER
COIRA PROPERTIES, LLC

State of Nevada

County of Lincoln

This instrument was acknowledged before me on this 10th day of October 2019, 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

EXHIBIT "A"

Lincoln County, Nevada Assessor's Parcel Number 003-182-06

Commonly known as: 75 Clover Street, Caliente, NV 89008

A parcel of land situate within the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 8, Township 4 S, Range 67 E, M.D.B.&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 of this parcel from which the Quarter Corner common to the Center of said Section 8, bears $16^{\circ}01'16''$ East a distance of 266.24 feet; thence following Southeasterly along a wall separation two buildings South $31^{\circ}36'$ East a distance of 48.0 feet to a point; thence South $59^{\circ}01'$ West a distance of 1.5 feet to a point; thence South $31^{\circ}36'$ West, along the Northeasterly boundary of Bank Street a distance of 100 feet, to the Northwest corner, thence North $59^{\circ}01'$ East following the Southwesterly boundary of Clover Street, a distance of 164.92 feet, to the POINT OF BEGINNING.

**STATE OF NEVADA
DECLARATION OF VALUE**

FOR RECORDER'S OPTIONAL USE ONLY

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

Document/Instrument No. _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

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: # 3
 b. Explain Reason for Exemption: re-recorded Document No. 2019-157162 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: Mania Ackenfieds Capacity: Grantor Agent Brenton
HELENA KATSCHKE, Owner
 Signature: _____ Capacity: Grantee

NATHANL. PHILLIPS,
SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

Print Name: Mountain Mercantile, Inc.
 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)