

LINCOLN COUNTY, NV

**2022-162800**

\$115.00

RPTT:\$78.00 Rec:\$37.00

**07/18/2022 03:10 PM**

FIRST AMERICAN TITLE INSURANCE COMPANY

PLS-6 AK

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

A.P.N.: 009-012-35

File No: 13896-2651445

Recording Requested by:  
First American Title Insurance Company

When Recorded Mail To:  
Black Cat Properties LLC, a Utah limited liability company  
722 East Nichols Canyon Rd  
Cedar City, UT 84721

\*\*\* Signed in Counterpart\*\*\*

***Grant, Bargain and Sale Deed***

This page added to provide additional information required by NRS 111.312 Section 1-2

This cover page must be typed or printed clearly in black ink only.

A.P.N.: 009-012-35  
File No: 13896-2651445 (TV)  
R.P.T.T.: \$78.00

When Recorded Mail To: Mail Tax Statements To:  
Black Cat Properties LLC, a Utah limited liability company  
722 East Nichols Canyon Rd  
Cedar City, UT 84721

***GRANT, BARGAIN and SALE DEED***

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

Susan P Nissman, a widow who erroneously acquired title as Susan M Nissman and Lynn P Sosa, a married woman who erroneously acquired title as Lynn A Sosa

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

Black Cat Properties LLC, a Utah limited liability company

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

**PARCEL 1:**

**THOSE CERTAIN LODE MINING CLAIMS KNOWN AS KATHLEEN NO. 1 AND KATHLEEN EXTENSION OF THE NO. 1 LODE, DESIGNATED BY THE SURVEYOR GENERAL AS SURVEY NO. 4315, EMBRACING A PORTION OF SECTIONS 19, 20 AND 29 IN TOWNSHIP 1 NORTH, RANGE 57 EAST OF THE MOUNT DIABLO BASE AND MERIDIAN, IN THE FREIBURG MINING DISTRICT, LINCOLN COUNTY, NEVADA AND MORE FULLY DESCRIBED IN PATENT NO. 829448 RECORDED JUNE 9, 1922 IN BOOK B-1, PAGE 297, AS INSTRUMENT NO. 1355 OF MINING DEEDS.**

**PARCEL 2:**

**THAT CERTAIN LODE MINING CLAIM KNOWN AS MOUNTAIN VIEW NO. 3, DESIGNATED BY THE SURVEYOR GENERAL AS SURVEY NO. 4340, EMBRACING A PORTION OF SECTION 19, IN TOWNSHIP 1 NORTH, RANGE 57 EAST OF THE MOUNT DIABLO BASE AND MERIDIAN, IN THE FREIBURG MINING DISTRICT, LINCOLN COUNTY, NEVADA AND MORE FULLY DESCRIBED IN PATENT NO. 826885 RECORDED JUNE 9, 1922 IN BOOK B-1, PAGE 298, AS INSTRUMENT NO. 1354 OF MINING DEEDS.**

**PARCEL 3:**

**THAT CERTAIN LODE MINING CLAIM KNOWN AS MOUNTAIN VIEW, DESIGNATED BY THE SURVEYOR GENERAL AS SURVEY NO. 4316, EMBRACING A PORTION OF**

**SECTIONS 19 AND 30, IN TOWNSHIP 1 NORTH, RANGE 57 EAST OF THE MOUNT DIABLO BASE AND MERIDIAN, IN THE FREIBURG MINING DISTRICT, LINCOLN COUNTY, NEVADA AND MORE FULLY DESCRIBED IN PATENT NO. 826886 RECORDED JUNE 9, 1922 IN BOOK B-1, PAGE 299, AS INSTRUMENT NO. 1356 OF MINING DEEDS.**

*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.

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.



signed in counterpart

Susan P Nisman

Lynn P Sosa

Lynn P Sosa

STATE OF

)

: ss.

COUNTY OF

)

This instrument was acknowledged before me on \_\_\_\_\_ by

\_\_\_\_\_

\_\_\_\_\_  
Notary Public

(My commission expires: \_\_\_\_\_)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2651445.

\*\*\* See Attached Notary Acknowledgment \*\*\*

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles )

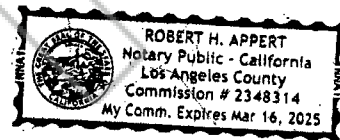
On July 13, 2022 before me, Robert H. Appert, Notary Public,  
(insert name and title of the officer)

personally appeared Lynn P. Sosa  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 009-012-35
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$20,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)
- c) Transfer Tax Value: \$20,000.00
- d) Real Property Transfer Tax Due \$78.00

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: Grantor  
Capacity: \_\_\_\_\_

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

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

Print Name: Susan P Nissman and Lynn P Sosa  
Address: 4807 Glenalbyn Drive  
City: Los Angeles  
State: CA Zip: 90065

Print Name: company  
Address: 722 East Nichols Canyon Rd  
City: Cedar City  
State: UT Zip: 84721

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

First American Title Insurance  
Print Name: Company  
Address: 10000 W Charleston Blvd, Suite 180  
City: Las Vegas

File Number: 13896-2651445 TV/ TV  
State: NV Zip: 89135

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