

LINCOLN COUNTY, NV **2022-163061**
\$1,129.00
RPTT:\$1092.00 Rec:\$37.00 **09/22/2022 02:12 PM**
RE-SOURCE TITLE AGENCY LLC Pgs=3 AK
OFFICIAL RECORD
AMY ELMER, RECORDER

APN# : 003-032-03

Recording Requested By:
RE-Source Title Agency, LLC

Escrow No.: 22-5-PJP

When Recorded Mail To:
Nathan Vidrine
3650 East Russell Road
Las Vegas, NV 89120

Mail Tax Statements to:
Same as Above

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

COIRA Properties, LLC, a Nevada Limited Liability Company

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Nathan Vidrine, a married man, as his sole and separate property

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Henderson, County of Clark State of Nevada bounded and described as follows:

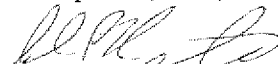
See attached Exhibit A

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants restrictions, rights of way and easements now of record, if any.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: September 22, 2022

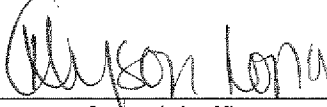
COIRA Properties, LLC, a Nevada Limited Liability Company

By: 
Adam P. Katschke, Managing Member

By: 
Maria Helena Couselo-Katschke, Managing Member

STATE OF NEVADA
COUNTY OF ~~CLARK~~ Lincoln
KL

This instrument was acknowledged before me on this ^{25th} ~~22nd~~ day of September, 2022, by Adam P. Katschke and Maria Helena Couselo-Katschke, Managing Members of COIRA Properties, LLC.


Signature of notarial officer

My Commission Expires: March 17, 2024

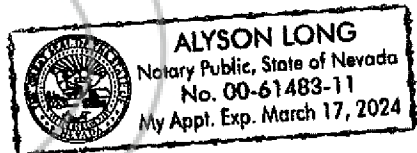
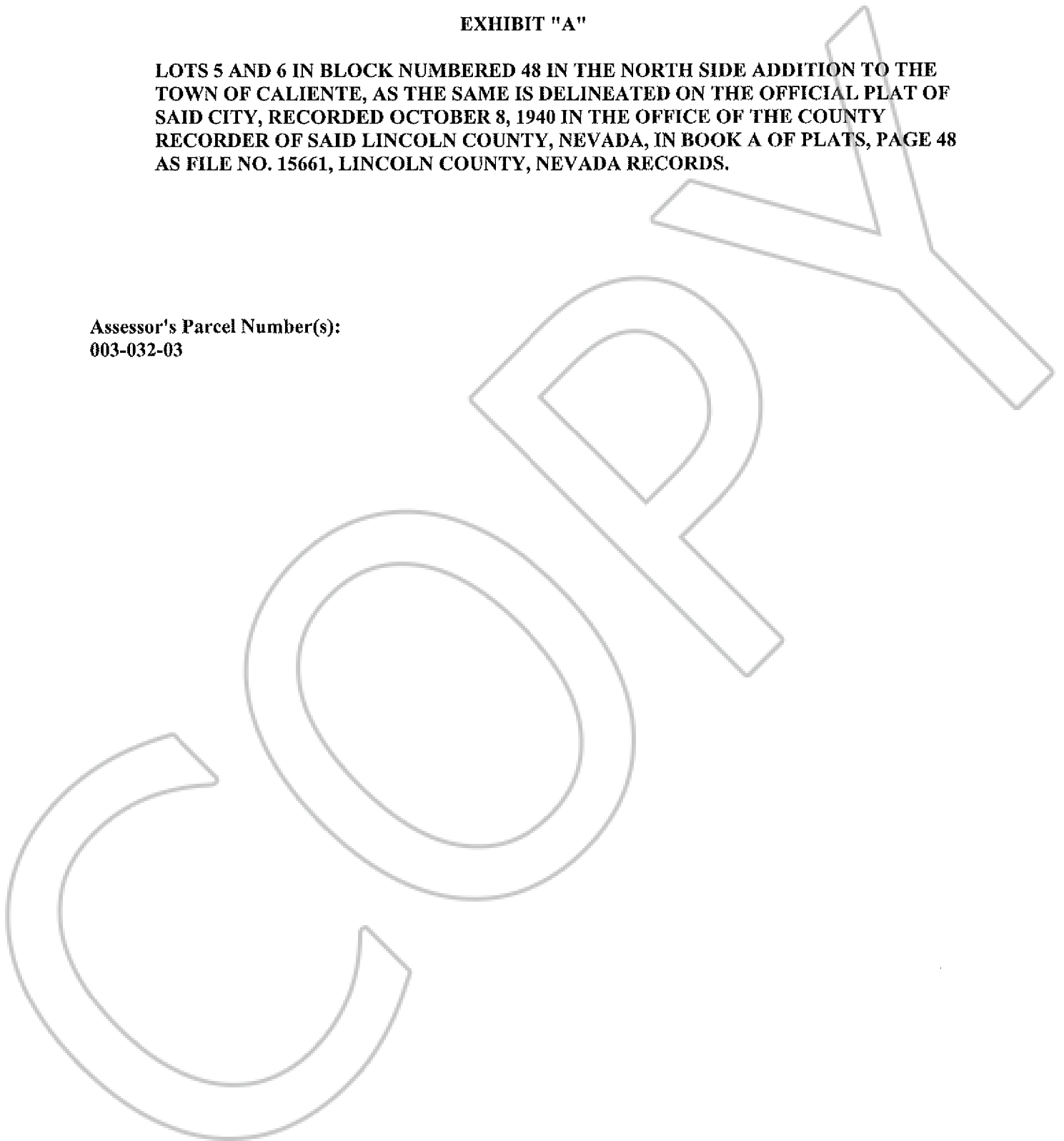


EXHIBIT "A"

LOTS 5 AND 6 IN BLOCK NUMBERED 48 IN THE NORTH SIDE ADDITION TO THE TOWN OF CALIENTE, AS THE SAME IS DELINEATED ON THE OFFICIAL PLAT OF SAID CITY, RECORDED OCTOBER 8, 1940 IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, NEVADA, IN BOOK A OF PLATS, PAGE 48 AS FILE NO. 15661, LINCOLN COUNTY, NEVADA RECORDS.

**Assessor's Parcel Number(s):
003-032-03**



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 003-032-03
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$280,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) _____
 c. Transfer Tax Value: \$280,000.00
 d. Real Property Transfer Tax Due: \$1,092.00
4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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] Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

Print Name: Nathan Vidrine
 Address: 3650 East Russell Road
 City: Las Vegas
 State: NV Zip: 89120

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

Print Name: RE-Source Title Agency, LLC Esc. #: 22-5-PJP
 Address: 675 Grier Drive, Suite 200
 City Las Vegas State: NV Zip: 89119

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED