

LINCOLN COUNTY, NV **2024-166694**
\$329.50
RPTT:\$292.50 Rec:\$37.00 **03/14/2024 03:10 PM**
STEWART TITLE LAS VEGAS WARM SPRINGS, NV 89135
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N. No.:	009-012-13
R.P.T.T.	\$ 292.50
File No.:	2258850 CM
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
George Bavin	
P.O Box 21985	
Bullhead City, AZ 86439	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Michael Kincade, Trustee of The Michael Kincade Revocable Trust of 2014**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

George Bavin, an unmarried man,

all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

*SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: March 12, 2024

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

THIS INSTRUMENT IS RECORDED AS AN ACCOMODATION ONLY AND WITHOUT LIABILITY

The Michael Kincade Revocable Trust of 2014

By: [Signature]
Michael Kincade, Trustee

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2024
By: Michael Kincade as Trustee of The Michael Kincade Revocable Trust of 2014

Signature: See attached
Notary Public

My Commission Expires: _____

**SEE ATTACHED
NOTORIAL WORDING**

CALIFORNIA ALL-PURPOSE 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 Sacramento)

On MARCH 12, 2024 before me, Paramvir Singh, Notary Public
Date Insert Name and Title of the Officer

Personally appeared MICHAEL KINCADE, trustee
Name(s) of Signer(s)

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 Paramvir Singh
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Grant, Bargain, Sale Deed Document Date MARCH 12, 2024

Number of Pages _____

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein is described as follows:

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

PARCEL 1:

The **KINSEY** lode mining claim designated by the Surveyor General as Lot No. 37, embracing a portion of the unsurveyed Public Domain, in the Tem Piute Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded April 24, 1876 in Book C-1 of Miscellaneous Records, page 429, Lincoln County, Nevada records.

PARCEL 2:

The **COLHEAD** lode mining claim designated by the Surveyor General as Lot No. 38, embracing a portion of the unsurveyed Public Domain, in the Tem Piute Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded April 24, 1876 in Book C-1 of Miscellaneous Records, page 434, Lincoln County, Nevada records.

PARCEL 3:

The **RATTLER** lode mining claim designated by the Surveyor General as Lot No. 39, embracing a portion of the unsurveyed Public Domain, in the Tem Piute Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded April 24, 1876 in Book C-1 of Miscellaneous Records, page 439, Lincoln County, Nevada records.

PARCEL 4:

The **WYANDOT** lode mining claim designated by the Surveyor General as Lot No. 40, embracing a portion of the unsurveyed Public Domain, in the Tem Piute Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded February 4, 1876 in Book C-1 of Miscellaneous Records, page 385, Lincoln County, Nevada records.

PARCEL 5:

The **OLD ABRAHAM** lode mining claim designated by the Surveyor General as Lot No. 54, embracing a portion of the unsurveyed Public Domain, in the Tem Piute Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded May 20, 1901 in Book E of Miscellaneous Records, page 474, Lincoln County, Nevada records.

PARCEL 6:

The **COLCHIS** lode mining claim designated by the Surveyor General as Lot No. 52, embracing a portion of the unsurveyed Public Domain, in the Tem Piute Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded November 13, 1899 in Book E of Miscellaneous Records, page 468, Lincoln County, Nevada records.

PARCEL 7:

The **SOUTH END** lode mining claim designated by the Surveyor General as Lot No. **53**, embracing a portion the unsurveyed Public Domain, in the Tem Piute Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded May 20, 1901 in Book E of Miscellaneous Records, page 481, Lincoln County, Nevada records.

PARCEL 8:

The **THOMPSON** lode mining claim designated by the Surveyor General as Lot No. **55**, embracing a portion of the unsurveyed Public Domain, in the Tem Piute Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded May 15, 1924 in Book B-1 of Mining Deeds, page 349, Lincoln County, Nevada records.

PARCEL 9:

The **STANDARD LODE** and **STANDARD MILLSITE** mining claims designated by the Surveyor General as Lot Nos. **56A and 56B**, embracing a portion of the unsurveyed Public Domain, in the Tem Piute Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded September 13, 1888 in Book C-2 of Miscellaneous Records, page 527, Lincoln County, Nevada records.

PARCEL 10:

The **STERLING LODE** and **STERLING MILLSITE** mining claims designated by the Surveyor General as Lot Nos. **57A and 57B**, embracing a portion of the unsurveyed Public Domain, in the Tem Piute Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded September 13, 1888 in Book C-2 of Miscellaneous Records, page 534, Lincoln County, Nevada records.

PARCEL 11:

The **LEGAL TENDER** lode mining claim designated by the Surveyor General as Lot No. **58**, embracing a portion of the unsurveyed Public Domain, in the Tem Piute Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded September 13, 1888 in Book C-2 of Miscellaneous Records, page 541, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2023 - 2024: 009-012-13

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 009-012-13
 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

Other Patented Mining Claims

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 75,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 75,000.00
 d. Real Property Transfer Tax Due \$ 292.50

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 _____ %
 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 _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Michael Kincade, Trustee of The
 Michael Kincade Revocable Trust of
 2014
 Address: 4720 Loch Lomond Dr
 City: Carmichael
 State: CA Zip: 95608

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: George Bavin
 Address: P.O Box 21985
 City: Bullhead City
 State: AZ Zip: 86439

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2258850
 Address: 7251 W Lake Mead Blvd, Suite 350
 City: Las Vegas State: NV Zip: 89128