

A.P.N. No.:	009-012-44
R.P.T.T.	\$ 378.30
File No.:	2285224 CM
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Stuart Twitchell and Valerie Twitchell	
P.O. Box 401	
Alamo, NV 89001	

LINCOLN COUNTY, NV **2024-166783**
 \$415.30
 RPTT:\$378.30 Rec:\$37.00 **04/15/2024 04:37 PM**
 STEWART TITLE LAS VEGAS WARM SPRINGS, NV 89133
 OFFICIAL RECORD
 AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

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

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

Stuart Twitchell and Valerie Twitchell, husband and wife as joint tenants,

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: April 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

@ Kincade
Michael Kincade Revocable Trust dated 2014

By: [Signature]
Michael Kincade, Trustee,

Michael Kincade
State of California)
County of SACRAMENTO) ss

This instrument was acknowledged before me on the 12th day of April, 2024
By: Michael Kincade, Trustee

Signature: [Signature]
Notary Public
JAMES HENRY BERCU II
My Commission Expires: 6/8/2027

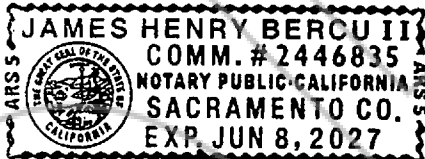


Exhibit "A"
LEGAL DESCRIPTION

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 **DENVER, MOHAWK AND HIGH FLY** lode mining claims designated by the Surveyor General as Survey No. 4223, embracing a portion of Section 32, in Township 3 South of Range 59 East of the Mount Diablo Meridian, in the Pahranaagat Lake Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded January 1, 1916 in Book B-1 of Mining Deeds, page 79 as File No. 24606, Lincoln County, Nevada Records, expressly excepting and excluding from these presents all that portion of the ground hereinbefore described embraced in said mining claim or Lot No. 39; and also all veins, lodes, and ledges throughout their entire depth, the tops or apexes of which lie inside of such excluded ground.

PARCEL 2:

The **ELEPHANT, TOM BLUNDER, HIKO BELL, VALLEY VIEW AND VERA** lode mining claims designated by the Surveyor General as Survey No. 4006, embracing a portion of Sections 29, 30, 31 and 32, in Township 3 South of Range 59 East of the Mount Diablo Meridian, in the Pahranaagat Lake Mining District, Lincoln County, Nevada, and bounded and described in that certain Patent recorded June 13, 1927 in Book B-1 of Mining Deeds, page 445 as File No. 4079, Lincoln County, Nevada Records, expressly excepting and excluding from these presents all that portion of the ground hereinbefore described embraced in said mining claims or Lot Nos. 37, 38, 39, 41 and 46; and also all veins, lodes, and ledges throughout their entire depth, the tops or apexes of which lie inside of such excluded ground.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 009-012-44

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 009-012-44
 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 \$ 97,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 97,000.00
 d. Real Property Transfer Tax Due \$ 378.30

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 [Signature] Capacity Grantor Escrow Agent
 Signature _____ Capacity Grantee

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Stuart Twitchell and Valerie Twitchell
 Address: P.O. Box 401
 City: Alamo
 State: NV Zip: 89001

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2285224 CM
 Address: 7251 W Lake Mead Blvd, Suite 350
 City: Las Vegas State: NV Zip: 89128

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED