

Assessor's Parcel Number:  
1123-00-001-003  
RECORDING REQUESTED BY:  
Douglas County Treasurer

When Recorded, Mail To:  
Keystone Property Mgmt LLC  
PO Box 4  
Virginia City, NV 89440



KAREN ELLISON, RECORDER

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons (NRS 239B.303).

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**TAX SALE DEED**

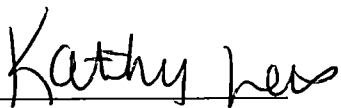
THIS INDENTURE, made and entered into on this 9<sup>th</sup> day of June, 2016, by and between KATHY LEWIS, the Clerk-Treasurer and Ex-Officio Tax Receiver of Douglas County, Nevada ("Grantor"), and Keystone Property Management LLC, PO Box 4, Virginia City, NV 89440, ("Grantee");

WHEREAS, the Board of County Commissioners of Douglas County, State of Nevada, ordered that the Subject Property, described in Exhibit A, be sold at public auction in the manner prescribed by law; and the Subject Property was sold, after due and legal notice thereof, at public auction on the 4<sup>th</sup> day of May 2016 at 10:00 a.m. in the Douglas County Commissioner's Chambers of the Administration Building at 1616 8th Street, Minden, Nevada 89423;

NOW THEREFORE, Grantor, for good and valuable consideration in the bid amount paid of (\$17,500.00 ), the receipt of which is acknowledged, hereby quitclaims to Grantee, together with all and singular tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining, all of its interest in the Subject Property located in the County of Douglas, State of Nevada, and described as follows:

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

DATED this 10<sup>th</sup> day of June, 2016.

  
KATHY LEWIS  
Douglas County Clerk-Treasurer

**EXHIBIT A**

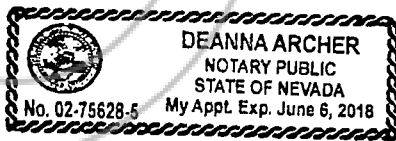
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A portion of the Northwest ¼ of Section 16, Township 11 North, Range 23 East, M.D.B. & M., and being that certain patented mining claim more commonly known as the Loughborough Mine, Lot 37 of the Red Canyon Mining District and recorded in Book 1 of Kinsey Records (sometimes erroneously referred to as Book 1 of Patents), Page 530, Official Records of Douglas County, State of Nevada and more fully described as follows: With magnetic variation at 16° 31' East, to wit: Beginning at corner No 1, a post marked "No. 1 U.S. Survey No. 37", which U.S. Mineral Monument No. 1 bears South 51° West a distance of 1940 feet and the main shaft bears North 78° 45' West, a distance of 963 feet; thence from said corner No. 1, South 82° 45' West, 1500 feet to corner No. 2, a post marked "No. 2 U.S. Survey No. 37"; thence North 7° 15' West, 600 feet to corner No. 3, a post marked "No 3 U.S. Survey No 37"; thence North 82° 45' East, 1500 feet to corner No.4, a post marked "No 4 U.S. Survey No 37"; South 7° 15' East, 600 feet to the place of beginning.

STATE OF NEVADA        )  
  ) ss:  
COUNTY OF DOUGLAS    )

On this 10 day of June, 2016, before me, a notary public, personally appeared Kathy Lewis, personally known or proved to me to be the persons whose names are subscribed to the above instrument entitled TAX SALE DEED and who acknowledged to me that they executed the same of their own free will and choice.

WITNESS my hand and official seal.



*Deanna Archer*  
Notary Public

# STATE OF NEVADA DECLARATION OF VALUE

## FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

### 1. Assessor Parcel Number (s)

(a) 1123-00-001-003

(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

### 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

\$ 17,500.00

Transfer Tax Value:

\$ \_\_\_\_\_

Real Property Transfer Tax Due:

\$ \_\_\_\_\_

\$ 68.25

### 4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section:

b. Explain Reason for Exemption:

### 5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 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 Deputy Clerk/Treasurer

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Douglas County Treasurer

Address: PO Box 3000

City: Minden

State: NV Zip: 89423

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Keystone Property Mgmt LLC

Address: PO Box 4

City: Virginia City

State: NV Zip: 89440

### COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: DOUGLAS COUNTY TREASURER

Escrow # \_\_\_\_\_

Address: 1616 8<sup>TH</sup> STREET

City: MINDEN

State: NV

Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)