

LINCOLN COUNTY, NV

2020-158042

\$48.70

RPTT:\$11.70 Rec:\$37.00

01/28/2020 09:26 AM

GRAY DUCK PROPERTIES

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

Recording Requested By:
Gale McBride

When recorded mail to:
Gray Duck Properties
304 S. Jones Blvd, #214
Las Vegas, NV 89107

Previous Vesting Number: 142810

APN: 010-131-09

Special Warranty Deed

For good and valuable consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, I, Gale McBride (GRANTOR), does hereby convey to Gray Duck Properties, LLC (GRANTEES), the following described real property situated in Lincoln (COUNTY), Nevada (STATE):

That portion of the South Half (S1/2) of Section 30, Township 3 South, Range 55 East, M.D.B.&M., more particularly described as follows:

Lot 1 in Block 1 of LINCOLN ESTATES SUBDIVISION recorded June 5, 1970 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 79 as File No. 49097, Lincoln County, Nevada records.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

Signature Page to Follow

DATED: 1-3-2020

BY: Gale McBride
Gale McBride

STATE OF Arizona)

) ss.

COUNTY OF Coconino)

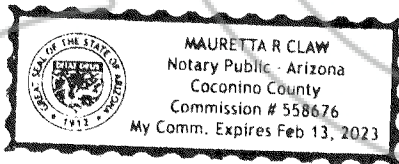
On January 03 2020, before me, the undersigned Notary Public, personally appeared Gale McBride, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Mauretta R Claw

My Commission Expires: 02/13/2023

Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 010-131-09
 b. NA
 c. NA
 d. NA

2. Type of Property:
- | | |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

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

- 3.a. Total Value/Sales Price of Property \$ 2,725.51
 b. Deed in Lieu of Foreclosure Only (value of property \$ _____)
 c. Transfer Tax Value: \$2,725.51
 d. Real Property Transfer Tax Due \$11.70

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section NA
 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 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 Gale McBride Capacity: Grantor

Signature Christine McManus Capacity: Managing Member, Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Gale McBride</u>	Print Name: <u>Gray Duck Properties, LLC</u>
Address: <u>Po Box 2137</u>	Address: <u>304 S. Jones Blvd. #214</u>
City: <u>Page</u>	City: <u>Las Vegas</u>
State: <u>AZ</u> Zip: <u>86040-2137</u>	State: <u>NV</u> Zip: <u>89107</u>

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____