

APN: 010-131-09

Send Tax Bill To:

Koren Madden  
4815 Deckow Lane  
Las Vegas, NV 89169

**GRANT, BARGAIN AND SALE DEED**

**THIS INDENTURE**, made and entered into as of the 20 day of May 2020, by and between GRAY DUCK PROPERTIES, LLC, a Foreign limited liability company, Grantor; and KOREN MADDEN, an unmarried woman, Grantee;

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Grantee, and to the successors and assigns of the Grantee forever, all that certain real property situate, lying and being in the County of Lincoln, State of Nevada, and 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.

**TOGETHER WITH** all buildings and improvements situate thereon.

**TOGETHER WITH** the tenements, hereditaments and appurtenances belonging to either parcel or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO all reservations, restrictions, easements and exceptions of record.

**TO HAVE AND TO HOLD**, all and singular, the said premises, together with the appurtenances unto the said Grantee, and to the successors and assigns of the Grantee forever.

This Deed may be signed in counterparts.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hands as of the day and year first hereinabove written.

*Christine McManus*

\_\_\_\_\_  
CHRISTINE McMANUS, Member

NOTARIES ON THE FOLLOWING PAGE

STATE OF Virginia )  
 : ss.  
COUNTY OF Lynchburg )

On this day of May, 2020, personally appeared before me, a Notary Public, CHRISTINE McMANUS, known or proved to me to be said person, who acknowledged that she executed the foregoing instrument as Managing Member for GRAY DUCK PROPERTIES, LLC, a foreign Limited Liability Company.

**SAMANTHA NYE**  
ELECTRONIC NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
REGISTRATION # 7747969  
COMMISSION EXP SEPTEMBER 30, 2021

Notary Stamp Placed at 2020/05/20 11:38:08 EST



NOTARY PUBLIC  
Commission Expires: September 30, 2021

Document Notarized using a Live Audio-Video Connection

**OPEN RANGE DISCLOSURE**

Assessor Parcel or Home ID Number: 010-131-09

**Disclosure: This property is adjacent to "Open Range"**

This property is adjacent to open range on which livestock are permitted to graze or roam. Unless you construct a fence that will prevent livestock from entering this property, livestock may enter the property and you will not be entitled to collect damages because livestock entered the property.

*Regardless of whether you construct a fence, it is unlawful to kill, maim or injure livestock that have entered this property.*

The parcel may be subject to claims made by a county or this State of rights-of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 972, commonly referred to as R.S. 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979, or other rights-of-way. Such rights-of-way may be:  
(1) Unrecorded, undocumented or unsurveyed; and  
(2) Used by persons, including, without limitation miners, ranchers or hunters, for access or recreational use, in a manner which interferes with the use and enjoyment of the parcel.

**SELLERS:** The law (NRS 113.065) requires that the seller shall:

- Disclose to the purchaser information regarding grazing on open range;
- Retain a copy of the disclosure document signed by the purchaser acknowledging the date of receipt by the purchaser of the original document;
- Provide a copy of the signed disclosure document to the purchaser; and
- Record, in the office of the county recorder in the county where the property is located, the original disclosure document that has been signed by the purchaser.

I, the below signed purchaser, acknowledge that I have received this disclosure on this date: May 19, 2020

<u><i>Koren Madden</i></u> Buyer Signature	_____
<u>Koren Madden</u> Print or type name here	_____

In Witness, whereof, I/we have hereunto set my hand/our hands this <u>20</u> day of <u>May</u> , 20 <u>20</u>	
<u><i>Christine McManus</i></u> Seller Signature	_____
<u>Christine McManus</u> Print or type name here	_____

STATE OF XXXXX COUNTY OF Lynchburg  
 This instrument was acknowledged before me on 05/20/2020  
 by Christine McManus (date)  
 by \_\_\_\_\_  
 \_\_\_\_\_  
 Signature of notarial officer

Notary Seal

**SAMANTHA NYE**  
 ELECTRONIC NOTARY PUBLIC  
 COMMONWEALTH OF VIRGINIA  
 REGISTRATION # 7747969  
 COMMISSION EXP SEPTEMBER 30, 2021

Notary Stamp Placed at 2020.05.20 11:38:08 EST

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.  
 Leave space within 1-inch margin blank on all sides.  
 Nevada Real Estate Division - Form 551

Effective July 1, 2010

**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:
 

<ul style="list-style-type: none"> <li>a. <input checked="" type="checkbox"/> Vacant Land</li> <li>c. <input type="checkbox"/> Condo/Twnhse</li> <li>e. <input type="checkbox"/> Apt. Bldg</li> <li>g. <input type="checkbox"/> Agricultural</li> <li><input type="checkbox"/> Other</li> </ul>	<ul style="list-style-type: none"> <li>b. <input type="checkbox"/> Single Fam. Res.</li> <li>d. <input type="checkbox"/> 2-4 Plex</li> <li>f. <input type="checkbox"/> Comm'l/Ind'l</li> <li>h. <input type="checkbox"/> Mobile Home</li> </ul>
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FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 8,500.00
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ))
- c. Transfer Tax Value: \$ 8,500.00
- d. Real Property Transfer Tax Due \$ 33.15

- 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 Christine McManus Capacity: Managing Member, Grantor  
 Signature Koren Madden Capacity: Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Gray Duck Properties, LLC  
 Address: 304 S. Jones Blvd. #214  
 City: Las Vegas  
 State: NV Zip: 89107

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Koren Madden  
 Address: 4815 Deckow Lane  
 City: Las Vegas  
 State: NV Zip: 89169

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_