

LINCOLN COUNTY, NV

2020-158595

\$37.00

RPTT:\$0.00 Rec:\$37.00

06/08/2020 02:17 PM

GRAY DUCK PROPERTIES

Pgs=3 KE

OFFICIAL RECORD

AMY ELMER, RECORDER

APNs: 010-124-07 AND 010-124-10

Send Tax Bill To:
Gray Duck Properties
304 S. Jones Blvd.,
#214
Las Vegas, NV 89107

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 2 day of June 2020,

By and between FRED FUNSTON AND DIANN FUNSTON, husband and wife, Grantor; and
GRAY DUCK PROPERTIES, LLC, a Delaware limited liability company, 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 TEN (10) IN BLOCK EIGHT (8) OF LINCOLN ESTATES, A SUBDIVISION OF THE SOUTH HALF (S1/2) OF SECTION 30, TOWNSHIP 3 SOUTH RANGE 55 EAST, M.D.M., as shown by map thereof, on file in Book 54 of Plats, Page 486, in the Office of the County Records of Lincoln County, Nevada

AND

LOT TWO (2) IN BLOCK EIGHT (8) OF LINCOLN ESTATES, A SUBDIVISION OF THE SOUTH HALF (S 1/2) OF SECTION 30, TOWNSHIP 3 SOUTH RANGE 55 EAST, M.D.M., as shown by map thereof, on file in Book 54 of Plats, Page 486, in the Office of the County Records of Lincoln County, Nevada

APN: 010-124-07 AND 010-124-10

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 right, right of way, 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.



Fred Funston



Diann Funston


NOTARIES ON THE FOLLOWING PAGE

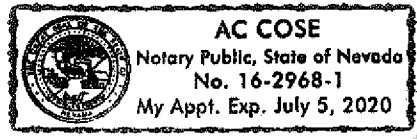
APN: 010-124-07 AND 010-124-10

2 OF 3

STATE OF Nevada
COUNTY OF Clark (ss.)

On this 2nd day of June, 2020, personally appeared before me, a Notary Public, Fred Funston and Diann Funston, known or proved to me to be said persons, who acknowledged that they executed the foregoing instrument as husband and wife.


NOTARY PUBLIC
Commission Expires: July 21, 2020



COPIES

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 010-124-07
 b. 010-124-10
 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 \$ 5,000.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 19.50

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 *Fred Funston* Capacity: Grantor

Signature *Christine McManus* Capacity: Gray Duck Properties, Managing Member, Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Fred Funston and Diann Funston
 Address: 9385 W Craig Rd
 City: Las Vegas
 State: NV Zip: 89129-2642

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

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Gray Duck Properties, Buyer Escrow # _____
 Address: 304 S Jones Blvd. #214
 City: Las Vegas, NV 89107 State: _____ Zip: _____