

APN: 010-124-06

Send Tax Bill To:
Remo Frattini
Drittenberg I
Esslingen
Switzerland, 8133

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 19th day of February, 2021, by and between GRAY DUCK PROPERTIES, LLC, a Foreign limited liability company, Grantor; and Remo Frattini, an unmarried person, 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 ELEVEN (11) 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 32 of Plats, Page 692, in the Office of the County Records of Lincoln County, Nevada

TOGETHER WITH all buildings and improvements situate thereon.

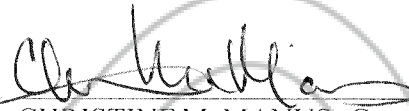
TOGETHER WITH the tenements, hereditaments and appurtenances belonging to either parcel or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

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, Gray Duck Properties,
Managing Member

NOTARIES ON THE FOLLOWING PAGE

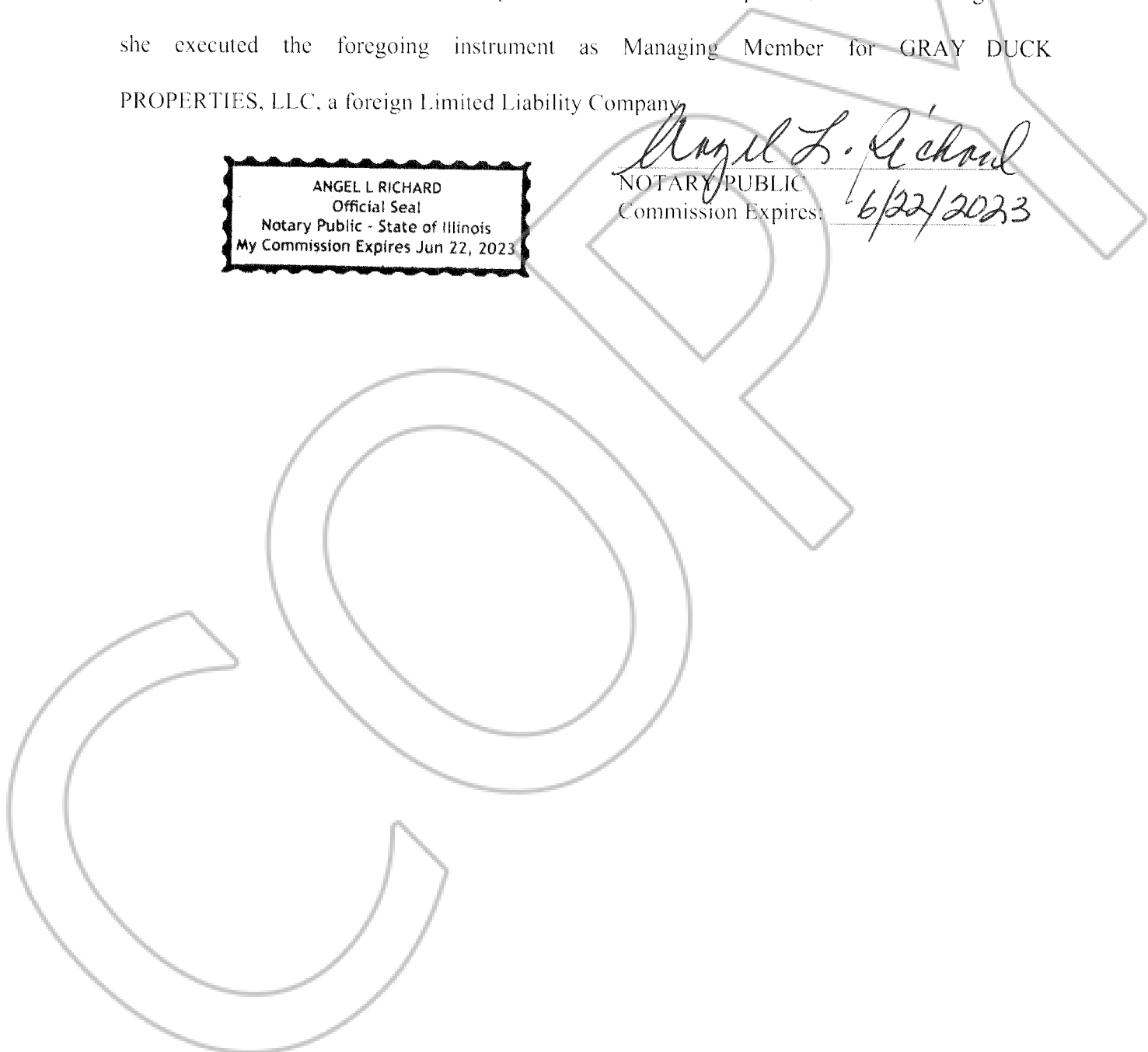
STATE OF Illinois
: ss.

COUNTY OF Cook

On this 10th day of March, 2021, 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



Angel L. Richard
NOTARY PUBLIC
Commission Expires: 6/22/2023



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 010-124-06
 b. NA
 c. NA
 d. NA

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

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 M. Mans Capacity: Managing Member, Grantor
 Signature Remo Frattini 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: Remo Frattini
 Address: Drittenberg 1
 City: 8133 Esslingen
 State: Switzerland Zip: 8133

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