A.P.N. No.: 010-131-15
R.P.T.T. \$ 48.75
Escrow No.: 84746
Recording Requested By:

Cow County Title Co.

Mail Tax Statements To: Same as below
When Recorded Mail To:

DONNA M MAGUIRE and DANIEL L. DEERING
1108 Norma Joyce Lane
Las Vegas, NV 89128

LINCOLN COUNTY, NV RPTT:\$48.75 Rec:\$37.00. Total:\$85.75 2021-161544

10/28/2021 08:30 AM

COW COUNTY TITLE CO

Pgs=4 KC



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That LINCOLN ESTATES INVESTMENT GROUP, LLC, a Nevada Limited Liability Company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to DONNA M MAGUIRE and DANIEL L DEERING, wife and husband as joint tenants with Rights of Survivorship,

all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

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 7 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.

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 010-131-15

SUBJECT TO:

- 1. Taxes for the fiscal year;
- 2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: September 24, 2021

g de la companya de l	LINCOLN ESTATES INVESTMENT GROUP, LLC, A NEVADA LIMITED LIABILITY COMPANY BY:
	State of Nwada) ss.
	County of
	Signature: Notary Public Expiration Date: May 16 2122 JANET M. LECHMAN Notary Public, State of Nevada Appointment No. 18-2299-1 My Appt. Expires May 16, 2022
\	

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor	Parcel Number					(\			
a) 010-13	1-15						1 1		
b)		-		-			\ \		
c)				_			\ \		
d)				-			\ \		
2. Type of P	ronorti:			-			\ \		
	acant Land	b) 🗀	Single Fam. Res.	EOP PECC	ADDEDIS C	DTIONAL	USE ONLY		
,			_	Book:	NDEN 3 C	Page:			
	ondo/Twnhse			Date of Red	cording:	1 ago.			
e) 🔲 Ar	_	. —	Comm'l/Ind'l	Notes:					
	gricultural	h) 🔲	Mobile Home	11.01.001					
i) 🔲 Ot	ther								
						\			
	e/Sale Price o				\	\rightarrow	\$12,500.00		
		sure Or	ily (value of Prope	rty) <u>(</u>	\longrightarrow)		
	Гах Value:			\			\$12,500.00		
	perty Transfer	lax Due	e:			/	\$48.75		
4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section									
				ection	/_ /				
в. Ехріа	in Reason for	Exemp	ion;		<u> </u>				
5 Partial Int	erest Percents	ane heir	na transferred: 10	0	%				
 Partial Interest Percentage being transferred: 100 % 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 p	provided herein	n. Furth	ermore, the parties	agree that d	isallowanc	e of any cl	aimed		
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.									
1		\	1 1	1 1		•			
Signatura	Mary 1		Chouse		Capacity	Grantor	,		
Signature	MIESCOE	ENE, M	es mune	 /`	papacity _	Giantoi	<u></u>		
9	MLE S/GRE	LIVE, IS	anayer						
		The same of							
Signature		The same of			Capacity	Grantee			
	ONNA M MAG	UIRE			· · -				
<u>SELL</u>	ER (GRANTO		ORMATION	BUY			<u>ORMATION</u>		
	(REQU					QUIRED)			
Print Name:			INVESTMENT	Print Name:			RE and DANIEL L		
1	GROUP, LLC		ada Limited	A .ll	DEERING		l		
Λ - I - I	Liability Com		/	_Address:		ma Joyce	Lane		
Address:	2705 St Clair	Drive	/	_ City:	Las Vega		00100		
City:	Las Vegas	Zin	90109	_State: <u>NV_</u>	 	Zip:	89128		
State: NV		_ Zip:	89128	-					
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)									
Print Name:	Cow County			Escrow #:	84746	1v-1			
Address:	P.O. Box 518			<u>-</u>					
City:	Pioche			State: NV		Zip:	89043		
-				-			-		

STATE OF NEVADA **DECLARATION OF VALUE FORM** 1. Assessor Parcel Number(s) a) 010-131-15 b) c) d) 2. Type of Property: Single Fam. Res. FOR RECORDER'S OPTIONAL USE ONLY a) 🗷 Vacant Land b) 🖂 Book: c) Condo/Twnhse d) 2-4 Plex Page: Date of Recording: e) 🔲 Apt.Bldg Comm'l/Ind'l f) 🔲 Notes: h) Mobile Home g) Agricultural i) ☐ Other \$12,500.00 3. Total Value/Sale Price of Property Deed in Lieu of Foreclosure Only (value of Property) \$12,500.00 Transfer Tax Value: Real Property Transfer Tax Due: \$48.75 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section b. Explain Reason for Exemption: 5. Partial Interest Percentage being transferred: 100 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. Capacity Grantor Signature GAYLE S. GREENE, Manager Capacity Grantee Signature, SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Print Name: DONNA M MAGUIRE and DANIEL L Print Name: LINCOLN ESTATES INVESTMENT **DEERING** GROUP, LLC, a Nevada Limited 1168 Norma Joyce Lane Liability Company Address: 2705 St Clair Drive City: Las Vegas Address: 89128 State: NV City: Las Vegas Zip: 89128 State: NV COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Escrow #: 84746 Cow County Title Co. Print Name: P.O. Box 518, 328 Main Street Address: 89043 State: NV Zip: Citv: Pioche