

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:	<i>Same as below</i>
When Recorded Mail To:	
DONNA M MAGUIRE and DANIEL L. DEERING	
1108 Norma Joyce Lane	
Las Vegas, NV 89128	

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

LINCOLN ESTATES INVESTMENT GROUP, LLC, A
NEVADA LIMITED LIABILITY COMPANY

BY: *Gayle S. Greene*

GAYLE S. GREENE
Manager

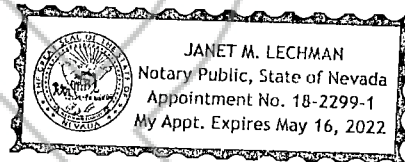
State of Nevada)
County of Clark) ss.

This instrument was acknowledged before me on the 1st day of Oct 2021
By: GAYLE S. GREENE, Manager

Signature: *Janet M. Lechman*

Notary Public

Expiration Date: May 16 2022



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 010-131-15
- b) _____
- c) _____
- d) _____

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
- i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes:	

3. Total Value/Sale Price of Property \$12,500.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$12,500.00
 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.

Signature *Gayle S. Greene* Capacity Grantor
 GAYLE S. GREENE, Manager

Signature _____ Capacity Grantee
 DONNA M MAGUIRE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: LINCOLN ESTATES INVESTMENT GROUP, LLC, a Nevada Limited Liability Company
 Address: 2705 St Clair Drive
 City: Las Vegas
 State: NV Zip: 89128

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: DONNA M MAGUIRE and DANIEL L DEERING
 Address: 1105 Norma Joyce Lane
 City: Las Vegas
 State: NV Zip: 89128

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

Print Name: Cow County Title Co. Escrow #: 84746
 Address: P.O. Box 518, 328 Main Street
 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:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt.Bldg
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$12,500.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$12,500.00
 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.

Signature _____ Capacity Grantor
 GAYLE S. GREENE, Manager

Signature *Donna M Maguire* Capacity Grantee
 DONNA M MAGUIRE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: LINCOLN ESTATES INVESTMENT GROUP, LLC, a Nevada Limited Liability Company
 Address: 2705 St Clair Drive
 City: Las Vegas
 State: NV Zip: 89128

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: DONNA M MAGUIRE and DANIEL L DEERING
 Address: 1108 Norma Joyce Lane
 City: Las Vegas
 State: NV Zip: 89128

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

Print Name: Cow County Title Co. Escrow #: 84746
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043