LINCOLN COUNTY, NV

RPTT:\$97.50 Rec:\$37.00 Total:\$134.50

2022-162610

06/28/2022 02:07 PM COW COUNTY TITLE CO

Pgs=4 AK



OFFICIAL RECORD AMY ELMER, RECORDER

A.P.N. No.: 010-134-01 and 010-134-16 R.P.T.T. \$97.50 Escrow No.: 85325 **Recording Requested By:** Cow County Title Co. Mail Tax Statements To: Same as below When Recorded Mail To: MICHAEL A. WUENSCH and MICHELE A. WUENSCH P.O Box 488 Moapa, NV 89025

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 MICHAEL A. WUENSCH and MICHELE A. WUENSCH, as husband and wife as community property 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:

Lots 8 and 16 in Block 7 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 2022 - 2023: 010-134-01 010-134-16

*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: June 14, 2022

LINCOLN ESTATES INVESTMI	ENT GROUP, LLC,	a Nevda Limited	d Liability Company	1
By:	Me			
State of Nevada	1			
County of Wark) ss.		/	\ \
This instrument was acknowledge	, , , , , , , , , , , , , , , , , , , ,	ئەسەلە ⁴ لىر 17 م	-You/0.	1222
By: Gayle S. Greene	ged before me on tr 7	ne <u>DD</u> day of	JUNG	, 4000
20l M	/	/_		
Signature: Notary Public	/	/		
Notary Public Expiration Date: $\int \mathcal{D}$	101/24	-<	Nota	DOUGLAS E. GOCHEZ ry Public, State of Nevada
			App My	ointment No. 17-2109-01 Appt. Expires Oct 1, 2024
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STATE OF NEVADA DECLARATION OF VALUE FORM

	Parcel Number(s)					[]
a) <u>010-13</u>	4-01					
b) 010-13	4-16					\ \
c)		 				\ \
d)						\ \
· · · · · · · · · · · · · · · · · · ·						\ \
2. Type of Pi		Single Fem. Boo	TOP PECC	SOUPEDIC	OBTIONAL	USE ONLY
<i>,</i> —	cant Land b)	_		JKDEK 3		. 1 1
, —	ndo/Twnhse d) 🗌	2-4 Plex	Book:	a a salina su	Page:	
e) 🔲 Ap		Comm'l/Ind'l	Date of Re	cording		
g) 🔲 Ag	ricultural h) 🗌	Mobile Home	notes:	The state of the s		1
i) □ Ot	her			1		
,				-		
3. Total Valu	e/Sale Price of Prop	ertv /			\	\$25,000.00
	ieu of Foreclosure O		tv) ($\overline{}$	1)
Transfer T			</td <td></td> <td></td> <td>\$25,000.00</td>			\$25,000.00
	erty Transfer Tax Du	ie:	700		1	\$97.50
4. If Exempt			-		/	
	fer Tax Exemption pe	er NRS 375.090. Se	etion			
	n Reason for Exemp		1 -	/ /		
D. Expidi	m reseason for Exemp					
5. Partial Int	erest Percentage be	ing transferred: 100		%		
	rsigned declares and			of periury.	pursuant to	
	and NRS 375.110,					
information a	nd belief, and can be	e supported by docu	mentation if	called up	on to substa	antiate the
information p	rovided herein. Furth	nermore, the parties	agree that o	disallowan	ce of anv cl	aimed
exemption o	r other determination	of additional tax du	ie may resu	It in a pen	alty of 10%	of the tax
due plus inte	rest at 1% per month	Pursuant to NRS	375.030. the	Buver an	d Seller sha	all be
	everally liable for any			,		
,			1 1			
	\ \		1 1			
Signature	\ \ \		_ / / (Capacity	Grantor	
G/	AYLE S. GREENE, N	/lanager	7 7			
			/ /			
	11-11711					
Signature	11/10000			Capacity	Grantee	
M	CHAELA. WUENSO	CH				
SELL	ER (GRANTOR) INF	ORMATION	<u>BUY</u>			<u>ORMATION</u>
	(REQUIRED)	\			EQUIRED)	
Print Name:	LINCOLN ESTATE	SINVESTMENT	Print Name:	: MICHAE	ELA. WUEN	NSCH and
	GROUP, LLC, A NE	VADA LIMITED		MICHEL	EA. WUEN	NSCH
N	LIABILITY COMPA	NY	Address:	P.O Box	488	
Address:	2705 Saint Clair Dr	ive	City:	Moapa		
City:	Las Vegas	<u> </u>	State: NV		Zip:	89025
State: NV	Zip:	89128	_			
COMPANY/F	PERSON REQUEST				or buyer)	
Print Name:	Cow County Title C		Escrow #:	85325		
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) 010-134-01 b) 010-134-16 C) d) 2. Type of Property: a) ☑ Vacant Land b) ☐ Single Fam. Res. FOR RECORDER'S OPTIONAL USE ONLY Book: Page: c) ☐ Condo/Twnhse d) ☐ 2-4 Plex Date of Recording: f) Comm'l/Ind'l e) Apt.Bldg Notes: h) Mobile Home g) Agricultural i) ☐ Other \$25,000.00 3. Total Value/Sale Price of Property Deed in Lieu of Foreclosure Only (value of Property) \$25,000.00 Transfer Tax Value: Real Property Transfer Tax Due: \$97.50 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 GATLE S/GREENE, Manager Capacity Grantee Signature MICHAEL A. WUENSCH **BUYER (GRANTEE) INFORMATION SELLER (GRANTOR) INFORMATION** (REQUIRED) (REQUIRED) Print Name: MICHAEL A. WUENSCH and Print Name: LINCOLN ESTATES INVESTMENT GROUP, LLC, A NEVADA LIMITED MICHELE A. WUENSCH LIABILITY COMPANY Address: P.O Box 488 2705 Saint Clair Drive Address: City: Moapa 89025 City: Las Vegas State: NV Zip: State: NV Zip: 89128

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: Cow County Title Co. Escrow #: 85325

Address: P.O. Box 518, 328 Main Street

89043 State: NV City: Pioche