



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:	<i>Same as below</i>
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

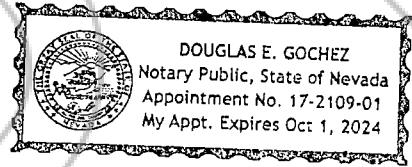
LINCOLN ESTATES INVESTMENT GROUP, LLC, a Nevada Limited Liability Company

By: *Gayle S. Greene*
Gayle S. Greene
Manager

State of Nevada)
County of Clark) ss.

This instrument was acknowledged before me on the 22nd day of JUNE, 2022
By: Gayle S. Greene

Signature: *[Signature]*
Notary Public
Expiration Date: 10/01/24



**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.
 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 \$25,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$25,000.00
 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
GAYLE S. GREENE, Manager

Signature  Capacity Grantee
MICHAELA A. WUENSCH

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: LINCOLN ESTATES INVESTMENT GROUP, LLC, A NEVADA LIMITED LIABILITY COMPANY
 Address: 2705 Saint Clair Drive
 City: Las Vegas
 State: NV Zip: 89128

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: MICHAELA A. WUENSCH and MICHELE A. WUENSCH
 Address: P.O Box 488
 City: Moapa
 State: NV Zip: 89025

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
 City: Pioche State: NV Zip: 89043

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Signature *Gayle S. Greene* Capacity Grantor

 GAYLE S. GREENE, Manager

Signature _____ Capacity Grantee

 MICHAEL A. WUENSCH

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