

LINCOLN COUNTY, NV

**2024-167256**

\$212.50

RPTT:\$175.50 Rec:\$37.00

**07/18/2024 04:13 PM**

FNTG NCS (LAS VEGAS)

Pgs=3 KC

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

**APN: 004-170-13**

**Affix R.P.T.T. \$ 175.50**

**RECORDING REQUESTED BY:**

**FIDELITY NATIONAL TITLE**

**WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:**

**JKD PROPERTIES, LLC**

1909 Silver Whisper Ave

Las Vegas, NV 89183

**ESCROW NO: 42055275-420-MS6**

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

Dustin Whiting, Administrator of the Estate of Erin Ray under Probate filed in District Court, Clark County, Nevada, Case No. P-21-105427-E in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

JKD Properties, LLC, a Nevada limited liability company

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to:

1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 18<sup>th</sup> day of July, 2024

**SELLER:**

*Dustin Whiting*

**Dustin Whiting, Administrator of the  
Estate of Erin Ray**

STATE OF NEVADA  
COUNTY OF LINCOLN

} SS:

On this July 18, 2024  
appeared before me, a Notary Public,

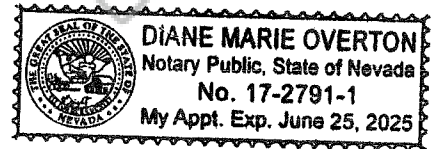
Dustin Whiting  
\* \* \*

personally known or proven to me to be  
the person(s) whose name(s) is/are  
subscribed to the above instrument, who  
acknowledged that he/she/they executed  
the instrument for the purposes therein  
contained.

*[Signature]*

Notary Public

My commission expires: 6-25-25



**NOTARY JURAT FOR GRANT, BARGAIN, SALE DEED  
FOR ESCROW NO.: 42055275-420MS6**

Escrow No. 42055275 - 420 - MS6  
*Grant, Bargain, Sale Deed....Continued*

**EXHIBIT A**

PARCEL 2 OF THE PARCEL MAP FOR THE ESTATE OF ERIN RAY AND THE ROJMANN TRUST DATED JULY 16, 2013, RECORDED FEBRUARY 2, 2023 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA AS FILE NO. 2023-163702, LINCOLN COUNTY, NEVADA RECORDS.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 004-170-13  
 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 RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property: \$ 45,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 45,000.00  
 d. Real Property Transfer Tax Due: \$ 175.50

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 [Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Dustin Whiting, Admin. of the Estate of Erin Ray  
 Address: 10155 W Twain Ave #100  
 City: Las Vegas  
 State: Zip: NV 89147

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: JKD Properties, LLC  
 Address: 1909 Silver Whisper Ave  
 City: Las Vegas  
 State: Zip: NV 89183

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Fidelity National Title Group Escrow No.: 42055275-420-MS6  
 Address: 6385 S Rainbow Blvd, Suite 130  
 City, State, Zip: Las Vegas, NV 89118

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED