

LINCOLN COUNTY, NV

2024-167537

\$85.75

RPTT:\$48.75 Rec:\$37.00

10/24/2024 12:35 PM

STEWART TITLE LAS VEGAS WARM SPRINGS=2 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N. No.:	010-132-01
R.P.T.T.	\$ 48.75
File No.:	2405356 TM
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Cody Cates	
30372 Palm Dr	
Big Pine Key, FL 33043	

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 **Cody Cates, an unmarried man**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

Lot Sixteen (16) in Block One (1) of LINCOLN ESTATES SUBDIVISION recorded June 5, 1970 in Book "A" of Plats, Page 79 as File No. 49097, in the Office of the County Recorder, Lincoln County, Nevada.

***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: 10/4/2024

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 010-132-01
- 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
- Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ 12,500.00
- b. Deed in Lieu of Foreclosure Only (value of property) ()
- c. Transfer Tax Value: \$ 12,500.00
- d. 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 of Lincoln Estates Investment Group, LLC, a Nevada limited liability company

Signature _____ Capacity Grantee
 Cody Cates

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Lincoln Estates Investment Group, LLC,
a Nevada limited liability company
 Address: 2805 Saint Clair Drive
 City: Las Vegas
 State: NV Zip: 89128

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Cody Cates
 Address: 30372 Palm Dr
 City: Big Pine Key
 State: FL Zip: 33043

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

Print Name: Stewart Title Company Escrow # 2405356 TM
 Address: 7251 W Lake Mead Blvd, Suite 350
 City: Las Vegas State: NV Zip: 89128

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED