

A.P.N.: #140-26-311-024
R.P.T.T.: \$4,248.30

WHEN RECORDED MAIL TO and:
MAIL TAX STATEMENTS TO:
David Destiny Discovery LLC
979 Sugar Springs Drive
Las Vegas, NV 89110

Order #103533-DH

Inst #: 20221027-0001304
Fees: \$42.00
RPTT: \$4248.30 Ex #:
10/27/2022 10:08:01 AM
Receipt #: 5145302
Requestor:
Security 1st Title of Nev
Recorded By: CHERIE Pgs: 4
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: THAT

Sidewinder Investments, LLC, a Nevada Limited Liability Company, (hereinafter referred to as "Grantor")

in valuable consideration, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN and SELL and CONVEY to

David Destiny Discovery LLC, a Nevada Limited Liability Company, (hereinafter referred to as "Grantee")

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 for complete legal description.

SUBJECT TO: Taxes for the current fiscal year, not due or delinquent
Rights of way, reservations, restrictions, easements and conditions
of record.
Together with all and singular the tenements, hereditaments and
appurtenances thereunto belonging or in anywise appertaining.

In Witness Whereof the said, Grantor, hereunto set by hands and seals this 20
day of OCT., 2022.

Sidewinder Investments, LLC, a Nevada Limited Liability Company

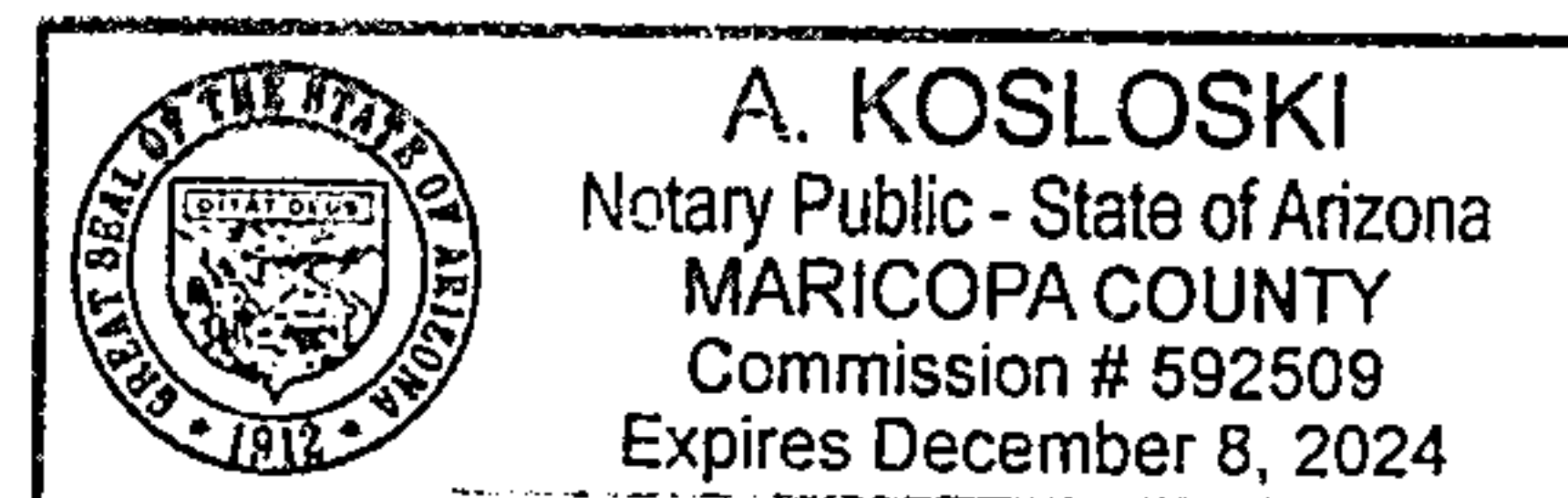
By: [Signature]
Elmon Krupnik, Managing Member

STATE OF NEVADA
COUNTY OF CLARK

Arizona
Maricopa

This instrument was acknowledged before me on this 20 day of
OCT., 2022, by Elmon Krupnik, Managing Member of
Sidewinder Investments, LLC.

[Signature]
Signature of notarial officer



My Commission Expires: 12/8/2024

EXHIBIT A

LOT TWENTY NINE (29) IN BLOCK FOUR (4) OF COVENTRY ESTATES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 73 OF PLATS, PAGE 26, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

APN: 140-26-311-024

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) 140-26-311-024
b) _____
c) _____
d) _____

2. Type of Property:
a) ☐ Vacant Land b) ☒ Sgl. Fam. Residence
c) ☐ Condo/twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☐ Other: _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No.: _____

Book _____ Page _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sale Price of Property: \$833,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$833,000.00
d. Real Property Transfer Tax Due: \$4,248.30

4. IF EXEMPTION CLAIMED:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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]

Signature: [Signature] Capacity: Grantee [Signature]

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sidewinder Investments, LLC
Address: 2225 West Pecos Road, Ste 6
City: Chandler
State: AZ Zip: 85224

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: David Destiny Discovery LLC
Address: 979 Sugar Springs Drive
City: Las Vegas
State: NV Zip: 89110

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

Print Name: Security 1st Title of Nevada Esc. #: 103533-DH
Address: 9500 Hillwood Drive, Suite 110
City: Las Vegas State: NV Zip: 89134

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED