

A.P.N.: 1419-00-001-017
File No: 143-2665866 (et)
R.P.T.T.: \$191.10

When Recorded Mail To: Mail Tax Statements To:
Luna Sunny Inc.
1900 Colleen St
Sarasota, FL 34231

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kelley Gene Higgins as Trustee of Iva Gene Cunnyingham Trust Agreement dated March 06, 2017 and Geraldine Cunnyingham as Trustee of The Geraldine Cunnyingham Trust dated Jan 15, 2020

do(es) hereby *GRANT, BARGAIN and SELL* to

Luna Sunny Inc., a Florida corporation

the real property situate in the County of Douglas, State of Nevada, described as follows:

THE NE 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1419-00-001-017
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$49,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$49,000.00
 d) Real Property Transfer Tax Due \$191.10

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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: [Signature]
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Iva Gene Cunyningham Trust and The Geraldine Cunyningham Trust
 Address: 936 Yellow Rose Ct
 City: Sparks
 State: NV Zip: 89436

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Luna Sunny Inc.
 Address: 1900 Colleen St
 City: Sarasota
 State: FL Zip: 34231

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Insurance Company File Number: 143-2665866 et/ et
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)