

Official Record

Recording requested By  
PLATINUM PRINCIPLE SERVICES

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3  
RPTT: Recorded By: AE  
Book- 274 Page- 0168



RECORDING REQUESTED BY: TTEE

WHEN RECORDED MAIL TO :  
MAIL TAX STATEMENTS TO:  
NV STATE LAND TRUST©  
P.O. Box 371017  
Las Vegas, NV [89137]

APN NO : 177-32-211-015

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:

Larry Bernard Jr.©  
Certified mail # 7012 0470 0000 3112 4262

FOR VALUABLE CONSIDERATION, in consideration of the sum of considerable amount 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

NV STATE LAND TRUST ©

(hereafter called Grantee(s) all real property situated in the City of Las Vegas, County of Clark, State of Nevada, bounded and described as follows all that real property situated in the County of Clark, State of Nevada, described as follows:

See Legal Description attached hereto and made a part hereto marked EXHIBIT "A"

3482 SPOLETO AVE., LAS VEGAS, NV [89141]

APN: 177-32-211-015

CERTIFICATE OF ACCEPTANCE

I, TRUSTEE, ARR, The Living Man, in the capacity of TRUSTEE, ARR , created in the image of God, with indefeasible title to my land and lawful owner of the landed estate known as TRUSTEE, ARR in Lawful Possession in the estate described, Inst. # 201205140001903.

It is my freewill act and deed to execute, acknowledge my acceptance of the deed and lawful ownership of the property under the terms of the deed. I ask that the record on file in the Office of Clark County Clerk/Recorder of Deeds be updated to show my acceptance of the Lawful Possession and the lawful owner of the real estate in fee simple.

8 + 1 (14 + 4) = 18



TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO: 1. General and special taxes for the current fiscal year.  
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

Together with all and singular the tenements, hereitaments ans appurtenances hereunto belong or in any way appertaining to.

IN WITNESS WHEREOF, I/We have hereunto set my hand/our hand(s) this 13 day of Aug, 2012

**SELLER/GRANTOR and GRANTEE(s):**

LARRY BERNARD JR Date: 8/13/2012  
LARRY BERNARD JR, ARR  
CERTIFIED MAIL # 7012 0470 0000 3112

Ike Olekaibe Date: 8-13-12  
ON BEHALF OF ABOVE TRUST© TTEE  
Ike Olekaibe, ARR  
AUTHORIZED OFFICER, ARR UCC 1-308

STATE OF NEVADA ) ss  
COUNTY OF CLARK )

On Aug 13<sup>th</sup> 2012

Personally appeared before me THE LIVING, BREATHING, MAN, a Notary Public Ike Olekaibe ARR, and on behalf of Copyright by Trust

who acknowledged that they executed the above instrument.

Rebecca Miller

NOTARY SIGNATURE

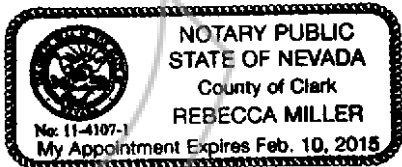
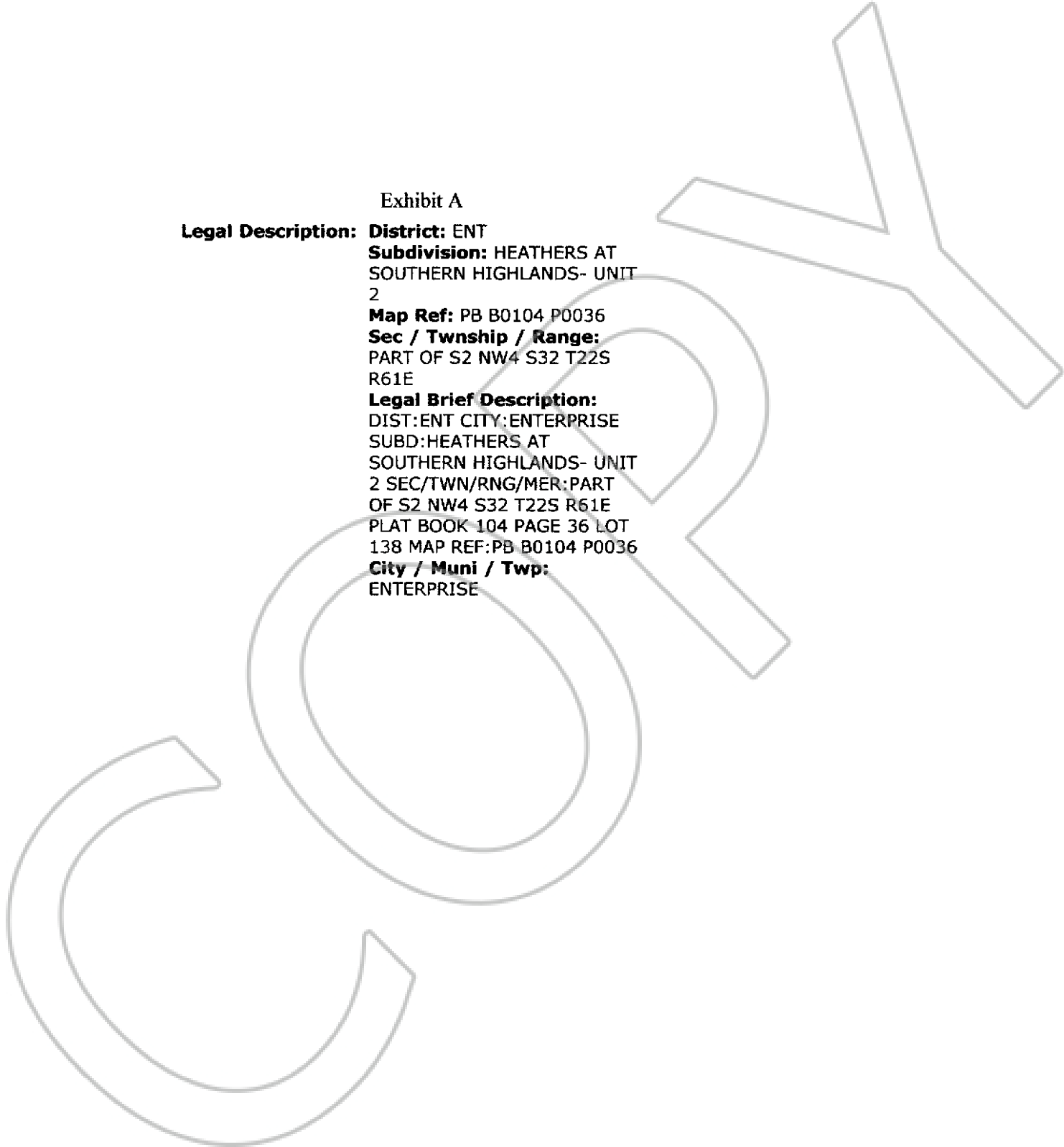




Exhibit A

**Legal Description:** **District:** ENT  
**Subdivision:** HEATHERS AT  
SOUTHERN HIGHLANDS- UNIT  
2  
**Map Ref:** PB B0104 P0036  
**Sec / Township / Range:**  
PART OF S2 NW4 S32 T22S  
R61E  
**Legal Brief Description:**  
DIST:ENT CITY:ENTERPRISE  
SUBD:HEATHERS AT  
SOUTHERN HIGHLANDS- UNIT  
2 SEC/TWN/RNG/MER:PART  
OF S2 NW4 S32 T22S R61E  
PLAT BOOK 104 PAGE 36 LOT  
138 MAP REF:PB B0104 P0036  
**City / Muni / Twp:**  
ENTERPRISE



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STATE OF NEVADA  
DECLARATION OF VALUE FORM

- Assessor Parcel Number(s)
  - 177-32-211-015
  - 
  - 
  -

- Type of Property:
 

a. <input type="checkbox"/>	Vacant Land	b. <input checked="" type="checkbox"/>	Single Fam. Res.
c. <input type="checkbox"/>	Condo/Twnhse	d. <input type="checkbox"/>	2-4 Plex
e. <input type="checkbox"/>	Apt. Bldg	f. <input type="checkbox"/>	Comm'/Ind'l
g. <input type="checkbox"/>	Agricultural	h. <input type="checkbox"/>	Mobile Home
<input type="checkbox"/>	Other		

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>TRUST ON FILE - ARR</u>	

- Total Value/Sales Price of Property \$ \_\_\_\_\_
  - Deed in Lieu of Foreclosure Only (value of property) ( 0.00 )
  - Transfer Tax Value: \$ \_\_\_\_\_
  - Real Property Transfer Tax Due \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- Transfer Tax Exemption per NRS 375.090, Section 7
- Explain Reason for Exemption: Please transfer to the Trust without consideration and recourse

- 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 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 Larry Bernard ARR Capacity Grantor

Signature [Signature] ARR Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: LARRY BERNARD, ARR

Address: 3482 SPOLETO AVE.

City: LAS VEGAS

State: NV Zip: [89141]

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: NV STATE LAND TRUST, ARR

Address: P.O. BOX 400426

City: LAS VEGAS

State: NV Zip: [89140]

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

Print Name: PLATINUM PRINCIPLE SREVICES Escrow #: \_\_\_\_\_

Address: P.O. BOX 371817

City: LAS VEGAS State: NV Zip: [89137]