

APN 001-270-26

APN \_\_\_\_\_

APN \_\_\_\_\_



**GRANT BARGAIN SALE DEED**

**Title of Document**

**Affirmation Statement**

XXX I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

\_\_\_\_\_ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: \_\_\_\_\_

(State specific law)

*Carol A. Robinson, Paralegal*

Signature

Title

CAROL A. ROBINSON, Paralegal  
Print

February 23, 2015

Date

**Grantees address and mail tax statement:**

JAMES L. PARK & LESLIE A. PARK, Co-Trustees  
341 Longacres Drive  
Henderson, NV 89015



APN: 001-270-26

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JAMES L. PARK, an unmarried man, without consideration, does hereby Grant, Bargain, Sell and Convey to JAMES L. PARK and LESLIE A. PARK, Co-Trustees of the JAMES L. PARK SEPARATE PROPERTY TRUST, dated February 23, 2015, as amended, or restated, or his successors, all of his right, title and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

SITUATED WITHIN THE (NE 1/4) (NE 1/4) (SE 1/4) OF SECTION 11, T.I.N., R.67E., M.D.M., TOWN OF POCHE, LINCOLN COUNTY, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL FIFTY SEVEN (57), (SE1/4, NE1/4, NE1/4, SE1/4), AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED JANUARY 31, 2007 IN PLAT BOOK "C" PAGE 306, AS FILE NO. 0128315, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA. (A.P.N. 001-270-26).

PER N.R.S. 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED AS DOCUMENT NO. 0141664, ON JULY 13, 2012, IN THE OFFICE OF THE RECORDER OF LINCOLN COUNTY, NEVADA.

SUBJECT TO: Powers of Trustee attached hereto as Exhibit "A" and by this reference incorporated herein.

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

GRANTEES ADDRESS: James L. Park & Leslie A. Park, Co-Trustees  
341 Longacres Dr.  
Henderson, NV 89015

{Signature and Notary Acknowledgment Follow on Next Page}

Witness his hand this 23 day of February, 2015.



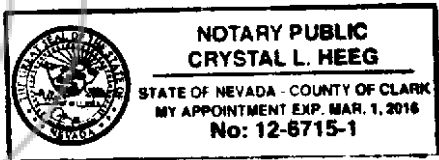
By: LESLIE A. PARK, Attorney-in-Fact for  
JAMES L. PARK, under Durable General  
Power of Attorney for Asset Management  
dated February 23, 2015

STATE OF NEVADA        )  
  ) ss.  
COUNTY OF CLARK     )

On this 23 day of February, 2015, before me, the undersigned, a Notary Public in and for said County of Clark, State of Nevada, personally appeared LESLIE A. PARK, as Attorney in Fact for JAMES L. PARK, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public



Mail Tax Statements to:  
James L. Park & Leslie A. Park, Co-Trustees  
341 Longacres Dr.  
Henderson, NV 89015



**EXHIBIT "A"**  
**POWERS OF TRUSTEES**

**JAMES L. PARK and LESLIE A. PARK**, Trustees, are hereby vested with complete powers of disposition of the real estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustees shall be obligated to look beyond the terms of this instrument for power in the Trustees to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantees are likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustees purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "**JAMES L. PARK SEPARATE PROPERTY TRUST**" which was executed on February 23, 2015.

Recording requested By  
SMITH & SHAPIRO

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$17.00  
Recorded By: HB RPTT:  
Book- 293 Page- 0374

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number  
a) 001-270-26  
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 RECORDER OPTIONAL USE ONLY**  
Document/Instrument #: \_\_\_\_\_  
Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
*CERT. OF TRUST ON FILE*

3. Total Value/Sales Price of Property \$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due \$ \_\_\_\_\_ 0

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7  
b. Explain Reason for Exemption: **Transfer without consideration to or from a Trust**

5. Partial Interest: Percentage being transferred: N/A%

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 [Signature]

Capacity \_\_\_\_\_ Grantee

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

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

Print Name: LESLIE A. PARK, Attorney in Fact  
for JAMES L. PARK  
Address: 341 Longacres Dr.  
City: Henderson  
State: NV Zip: 89015

Print Name: JAMES L. PARK SEPARATE  
PROPERTY TRUST  
Address: 341 Longacres Dr.  
City: Henderson  
State: NV Zip: 89015

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

Print Name: Smith & Shapiro, PLLC  
Address: 2520 St. Rose Pkwy #220  
City: Henderson State: NV

Escrow #: \_\_\_\_\_  
Zip: 89074