

A.P.N.: 006-241-33 and 006-241-34
File No: 119-2478785 (EDH)
R.P.T.T.: \$273.00



0146979

When Recorded Mail To: Mail Tax Statements To:
Matthew Fish and Joi Hunt
4714 Biddle Way
North Las Vegas, NV 89032

GRANT, BARGAIN and SALE DEED

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

Blue Diamond Star, LLC - Series A, a Nevada limited liability company

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

Matthew Fish, an unmarried man and Joi Hunt, an unmarried woman, as joint tenants

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

PARCEL 1:

BEGINNING AT A POINT WHICH IS NORTH 2315.85 FEET AND EAST 2869.40 FEET FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 69 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE SOUTH 89°52'31" EAST 692.13 FEET; THENCE SOUTH 17°50'24" WEST 183.63 FEET; THENCE NORTH 89°52'31" WEST 662.20 FEET; THENCE NORTH 8°35'24" EAST 176.85 FEET TO THE POINT OF BEGINNING. AND BEING A PORTION OF PAT. NO. 11 HERETOFORE CONVEYED BY JOHN E. HAMMOND TO ISABELL HAMMOND, IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 69 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN LINCOLN COUNTY, FURTHER DESCRIBED ON THE ASSESSMENT ROLL AS LOT NO. 14.

EXCEPTING THEREFROM AN EASEMENT AND RIGHT-OF-WAY, 30 FEET WIDE, PARALLEL TO THE WEST BOUNDARY, FOR USE AS ACCESS TO PROPERTIES ADJACENT ON THE NORTH AND SOUTH AS SET FORTH IN DOCUMENT RECORDED SEPTEMBER 21, 1979 AS INSTRUMENT NO. 65798 OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 15, 1979 IN BOOK 33, PAGE 102, AS INSTRUMENT NO. 66033.

PARCEL 2:



BEGINNING AT A POINT WHICH IS NORTH 59°34'48" EAST 3724.58 FEET FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 69 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE NORTH 70°14'36" WEST 410.60 FEET; THENCE NORTH 8°35'24" EAST 117.62 FEET; THENCE SOUTH 89°52'31" EAST 662.29 FEET; THENCE SOUTH 17°50'24" WEST 104.81 FEET; THENCE SOUTH 59°30'24" WEST 303.26 FEET TO THE POINT OF BEGINNING.

FURTHER DESCRIBED AS PARCEL THREE (3) AS SHOWN BY MAP ON FILE AS DOCUMENT NO. 62922, PLAT A, PAGE 140 OF PARCEL MAPS, RECORDED OCTOBER 1978 AT THE INSTANCE OF JOHN P. HAMMOND RECORD OF SURVEY, NYE COUNTY, NEVADA RECORDER'S OFFICE.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 28, 1986 IN BOOK 71, PAGE 679, AS INSTRUMENT NO. 85522.

PARCEL 3:

AN ACCESS EASEMENT FOR INGRESS AND EGRESS EXECUTED BY GEORGE T. CHANDLER AND BARRY E. CHANDLER, AS SET FORTH IN GRANT OF EASEMENT DATED 3-4, 2015, RECORDED 3-13, 2015.

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.

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.

Date: 01/23/2015

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00
Recorded By: AE RPTT: \$273.00
Book- 293 Page- 0536

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 006-241-33
- b) 006-241-34
- 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: \$70,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$70,000.00
- d) Real Property Transfer Tax Due \$273.00

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: Agent

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Blue Diamond Star LLC

Address: P.O. Box 111

City: Blue Diamond

State: NV Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Matthew Fish and Joi Hunt

Address: 4714 Biddle Way

City: North Las Vegas

State: NV Zip: 89032

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

First American Title Insurance

Print Name: Company File Number: 119-2478785 EDH/dc

Address: 7251 West Lake Mead Blvd, Suite 100

City: Las Vegas State: NV Zip: 89128

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