

Official RecordRecording requested By
BARLOW FLAKE LLPLincoln County - NV
Leslie Boucher - Recorder

Fee: \$17.00

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RPTT:

Recorded By: HB

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0148607

APN: 004-063-08

WHEN RECORDED, MAIL TO:Jordan M. Flake
CLEAR COUNSEL LAW GROUP
50 S. Stephanie St. Suite 101
Henderson, NV 89012**MAIL TAX NOTICES TO:**The Hastings Family Trust
Carl E. Hastings & Joann P. Hastings, Trustees
PO Box 457
Alamo, NV 89001**GRANT, BARGAIN AND SALE DEED**

THIS DEED is executed on October 30, 2015, by Carl E. Hastings and Joann P. Hastings, as grantors (the "Grantor"), whose address is 277 Weeping Willow Ave., Alamo, NV 89001, in favor of Carl E. Hastings and Joann P. Hastings, or their successor(s), as trustees of the Hastings Family Trust, dated October 30, 2015, as grantees ("Grantee") whose address is 277 Weeping Willow Ave., Alamo, NV 89001.

WITNESSETH:

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby Grants, Bargains, Sells and Conveys to Grantee that certain real property (the "Property") located in Lincoln County, Nevada, commonly known as 277 Weeping Willow Ave., Alamo, NV 89001. Please find the legal description attached hereto as Exhibit "A."

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; and

SUBJECT TO all existing liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record enforceable at law or in equity, including, without limitation, the following:


1. Taxes and assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the public records.
2. Any facts, rights, interests or claims that are not shown by the public records but that could be ascertained by an inspection of the Property or by making inquiry of persons in possession thereof.



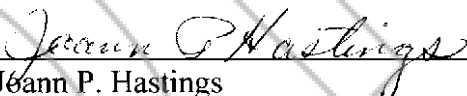
- 3. Easements, claims of easement or encumbrances that are not shown by the public records.
- 4. Discrepancies, conflicts on boundary lines, shortages in area, encroachments or any other facts that a correct survey would disclose, and that are not shown by public records.
- 5. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights or claims or title to water.
- 6. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- 7. Taxes for the current fiscal year.

IN WITNESS WHEREOF, Grantors have executed this Deed in favor of Grantee as of the date first set forth above.

"Grantors"



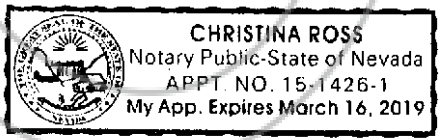
Carl E. Hastings



Jeann P. Hastings

STATE OF NEVADA }
 } ss.
COUNTY OF CLARK }

On October 30, 2015, before me, **Christina Ross**, personally appeared **Carl E. Hastings** personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this **Grant, Bargain and Sale Deed**, and acknowledged that he or she executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.



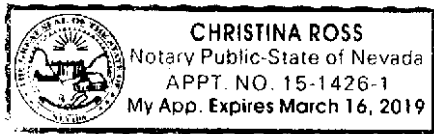



NOTARY PUBLIC



STATE OF NEVADA }
 }
 }ss.
COUNTY OF CLARK }

On October 30, 2015, before me, **Christina Ross**, personally appeared **Joann P. Hastings** personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this **Grant, Bargain and Sale Deed**, and acknowledged that he or she executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.





NOTARY PUBLIC

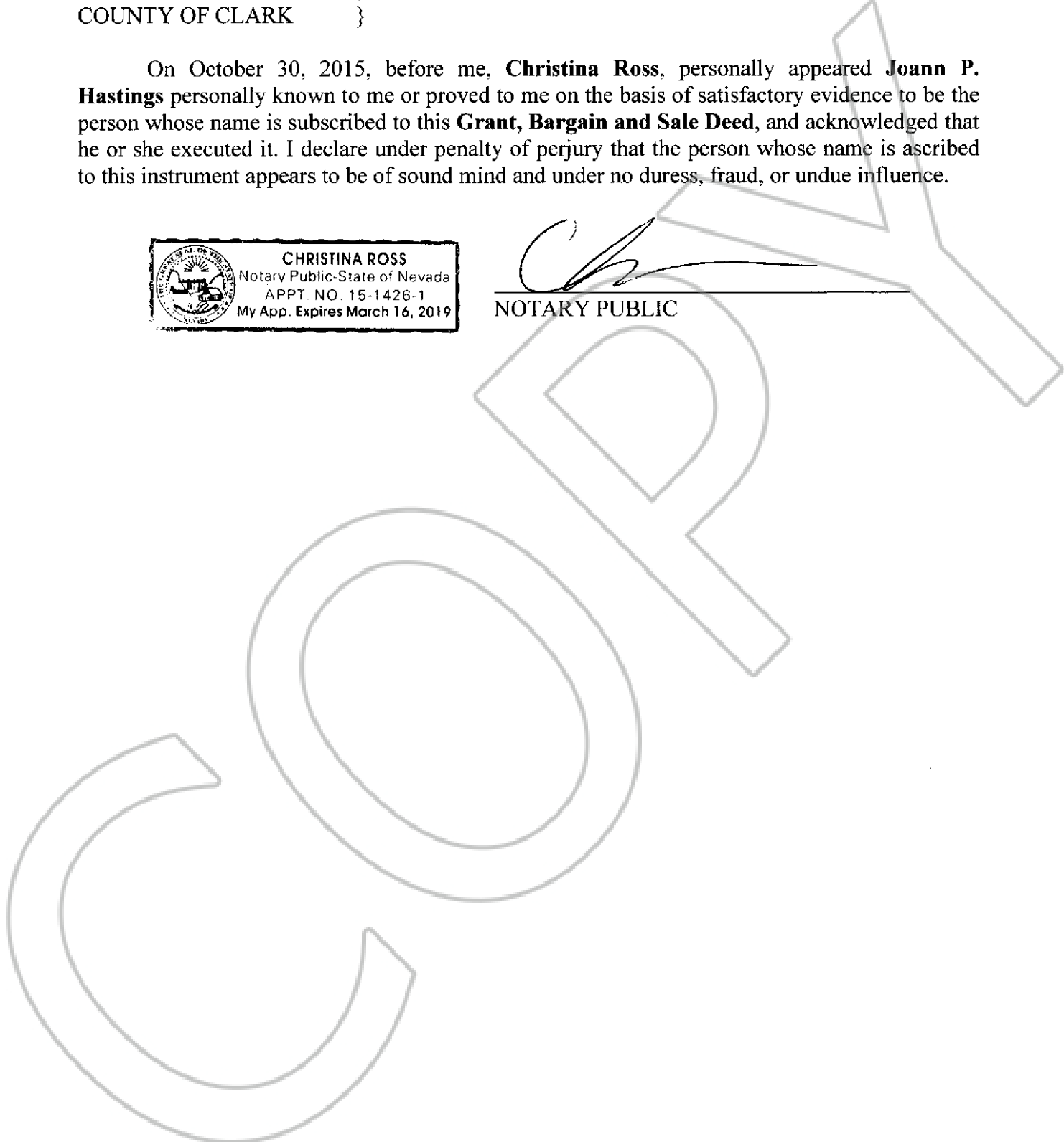




Exhibit "A"

A Parcel of Land situated within Lot 3, of Block 56, Sec. 5, T. 7 S., R 61 E., M.D.M., Town of Alamo, County of Lincoln, State of Nevada, being more particularly described as follows:

Beginning at the SE Cor. of said Lot 3, said point being the SE Cor. of said parcel of land, whence the SW Cor. of said Sec. 5 bears S. 85° 11' 54" W. a distance of 2601.60 feet, said point being described as the Point of Beginning:

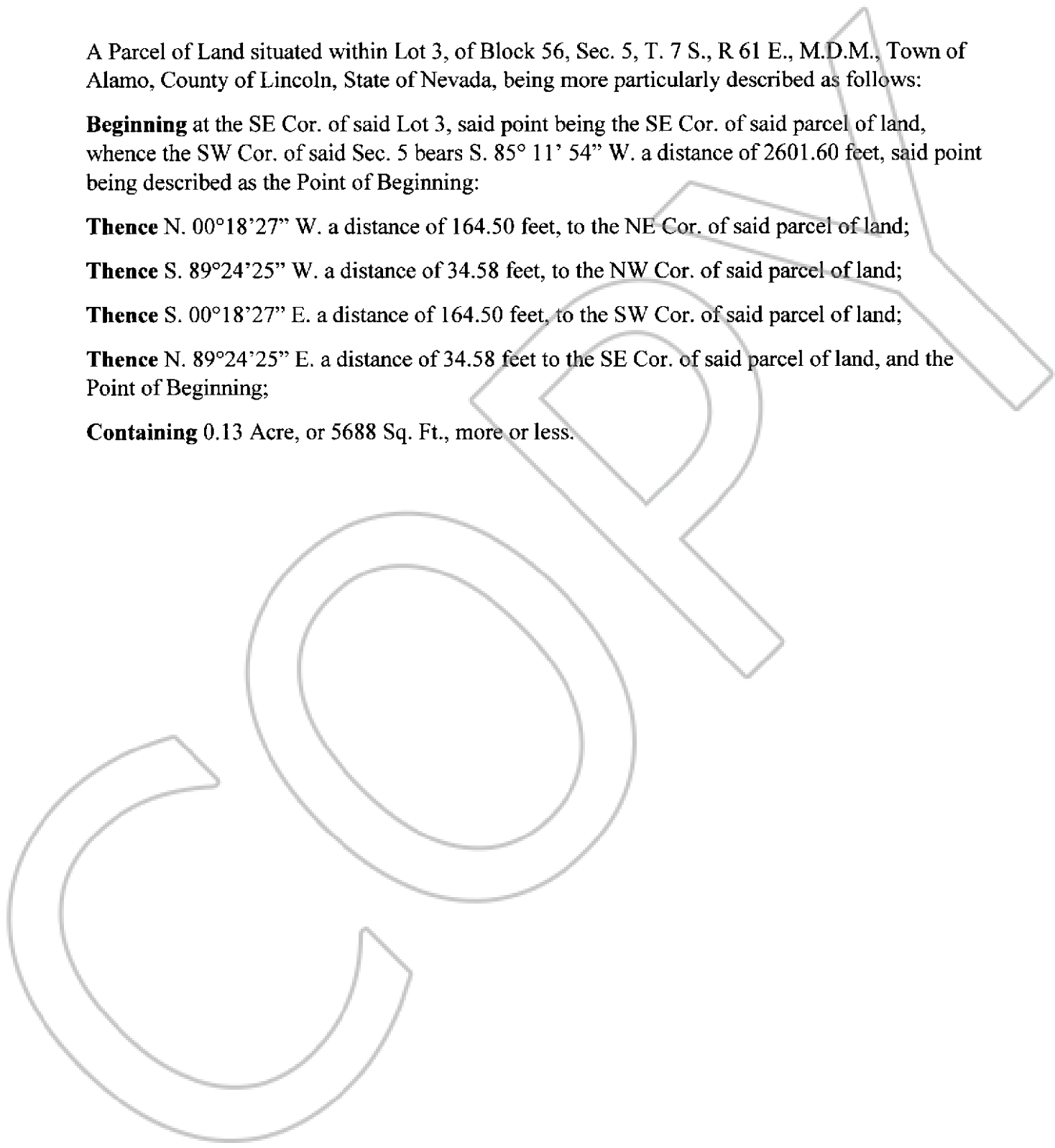
Thence N. 00°18'27" W. a distance of 164.50 feet, to the NE Cor. of said parcel of land;

Thence S. 89°24'25" W. a distance of 34.58 feet, to the NW Cor. of said parcel of land;

Thence S. 00°18'27" E. a distance of 164.50 feet, to the SW Cor. of said parcel of land;

Thence N. 89°24'25" E. a distance of 34.58 feet to the SE Cor. of said parcel of land, and the Point of Beginning;

Containing 0.13 Acre, or 5688 Sq. Ft., more or less.



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
BARLOW FLAKE LLP

Lincoln County - NV
Leslie Boucher - Recorder

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- 1. Assessor Parcel Number(s)
a) 004-063-08
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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page _____
Date of Recording: _____
Notes: CGT. OF TRUST ON FILE

- 3. a) Total Value/Sales Price of Property \$ -0-
b) Deed in Lieu of Foreclosure Only (value of property) ()
c) Transfer Tax Value \$ -0-
d) Real Property Transfer Tax Due \$ -0-

4. If Exemption Claimed:

- a) Transfer Tax Exemption per NRS 375.090, Section 07
b) Explain reason for Exemption: Transfer to or from a trust without consideration.

- 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 Seller/Grantor
Signature [Signature] Capacity Buyer/Grantee/Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Carl E. Hastings
Address: PO Box 457
City: Alamo
State: NV Zip: 89001

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Hastings Family Trust
Address: PO Box 457
City: Alamo
State: NV Zip: 89001

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

Print name: Clear Counsel Law Group Escrow #: _____
Address: 50 S. Stephanie St., Ste. 101
City: Henderson State: NV Zip: 89012