

**Official Record**Recording requested By  
BARLOW FLAKE LLP

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

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RPTT:

Recorded By: HB

Book- 299 Page- 0648



0148608

APN: 004-062-13

**WHEN RECORDED, MAIL TO:**

Jordan M. Flake

CLEAR COUNSEL LAW GROUP

50 S. Stephanie St., Ste. 101

Henderson, NV 89012

**MAIL TAX NOTICES TO:**

The Hansen Family Trust

Eric R. Hansen &amp; Cheryl A. Hansen, Trustees

PO Box 423

Alamo, NV 89001

**GRANT, BARGAIN AND SALE DEED**

THIS DEED is executed on October 23, 2015, by Eric R. Hansen and Cheryl A. Hansen, as grantors (the "Grantor"), whose address is PO Box 423 Alamo, NV 89001, in favor of Eric R. Hansen and Cheryl A. Hansen, or their successor(s), as trustees of the Hansen Family Trust, dated October 23, 2015, as grantees ("Grantee") whose address is PO Box 423 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, more commonly known as 401 Weeping Willow St., Alamo, NV 89001. Please see 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:

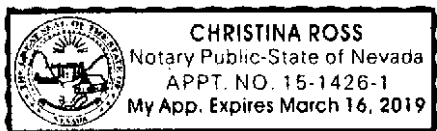
1. Taxes and assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the public records.





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

On October 23, 2015, before me, **Christina Ross**, personally appeared **Cheryl A. Hansen** 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.



*[Handwritten Signature]*  
NOTARY PUBLIC

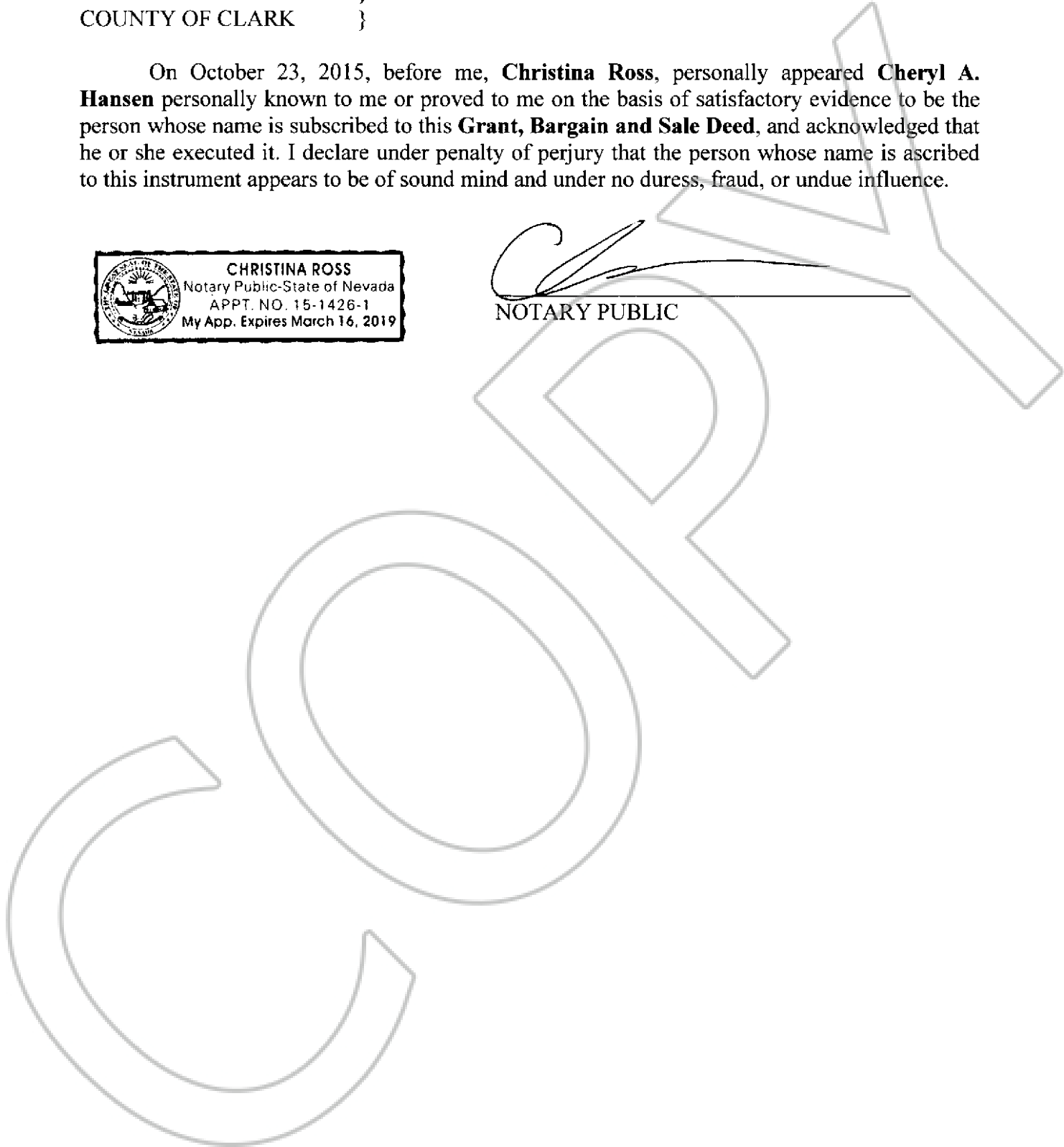
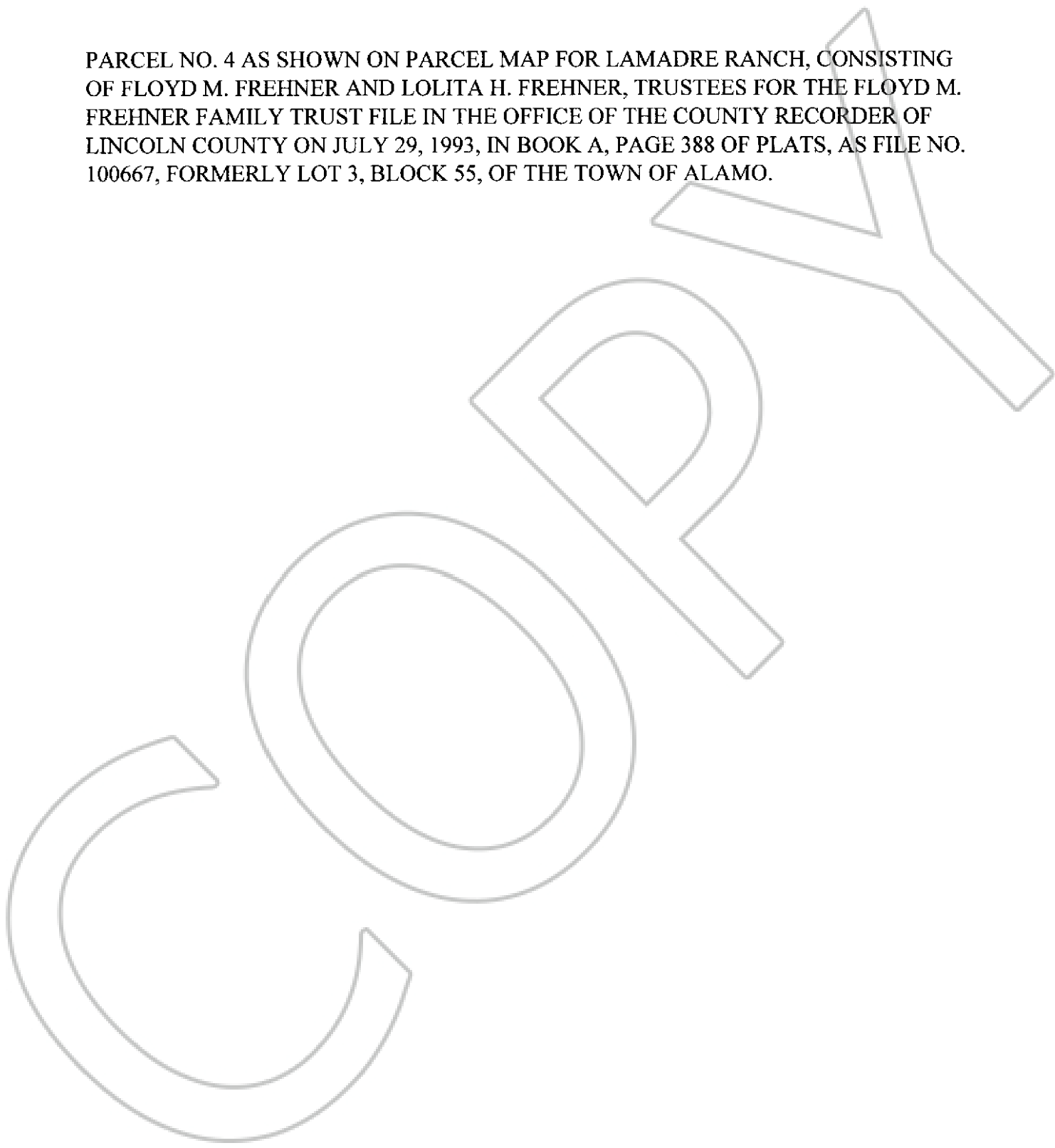




Exhibit "A"

PARCEL NO. 4 AS SHOWN ON PARCEL MAP FOR LAMADRE RANCH, CONSISTING OF FLOYD M. FREHNER AND LOLITA H. FREHNER, TRUSTEES FOR THE FLOYD M. FREHNER FAMILY TRUST FILE IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON JULY 29, 1993, IN BOOK A, PAGE 388 OF PLATS, AS FILE NO. 100667, FORMERLY LOT 3, BLOCK 55, OF THE TOWN OF ALAMO.



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
BARLOW FLAKE LLP

Lincoln County - NV  
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- 1. Assessor Parcel Number(s)
  - a) 004-062-13
  - 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: LETT. OF TRUST ON FILE

- 3. a) Total Value/Sales Price of Property \$ -0-
- b) Deed in Lieu of Foreclosure Only (value of property) (-0-)
- 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 Eric R. Hansen Capacity Seller/Grantor

Signature Eric R. Hansen Capacity Buyer/Grantee/Trustee

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

Print Name: Eric R. Hansen  
Address: PO Box 423  
City: Alamo  
State: NV Zip: 89001

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

Print Name: Hansen Family Trust  
Address: PO Box 423  
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