

**Official Record**Recording requested By  
CLEAR COUNSEL LAW GROUPLincoln County - NV  
Leslie Boucher - RecorderFee: \$17.00 Page 1 of 4  
RPTT: Recorded By: AE  
Book- 305 Page- 0265

APN: 006-041-40

**WHEN RECORDED, MAIL TO:**Jordan M. Flake  
CLEAR COUNSEL LAW GROUP  
50 S. Stephanie St., Ste. 101  
Henderson, NV 89012

0150058

**MAIL TAX NOTICES TO:**The Cline Family Trust  
Scott A. Cline & Deborah K. Cline, Trustees  
5727 Golden Leaf Ave.  
Las Vegas, NV 89122**GRANT, BARGAIN AND SALE DEED**

THIS DEED is executed on July 1, 2016, by Scott A. Cline and Deborah K. Cline, as grantors (the "Grantor"), whose address is 5727 Golden Leaf Ave., Las Vegas, NV 89122, in favor of Scott A. Cline and Deborah K. Cline, or their successor(s), as trustees of the Cline Family Trust, dated July 1, 2016, as grantees ("Grantee") whose address is 5727 Golden Leaf Ave., Las Vegas, NV 89122.

**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, which is more particularly described as contained on 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.

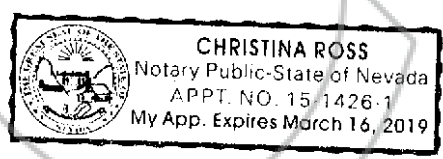
"Grantors"

Scott A. Cline  
Scott A. Cline

Deborah K. Cline  
Deborah K. Cline

STATE OF NEVADA        }  
                                      }ss.  
COUNTY OF CLARK        }

On July 1, 2016, before me, **Christina Ross**, personally appeared **Scott A. Cline** 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.



Christina Ross  
NOTARY PUBLIC

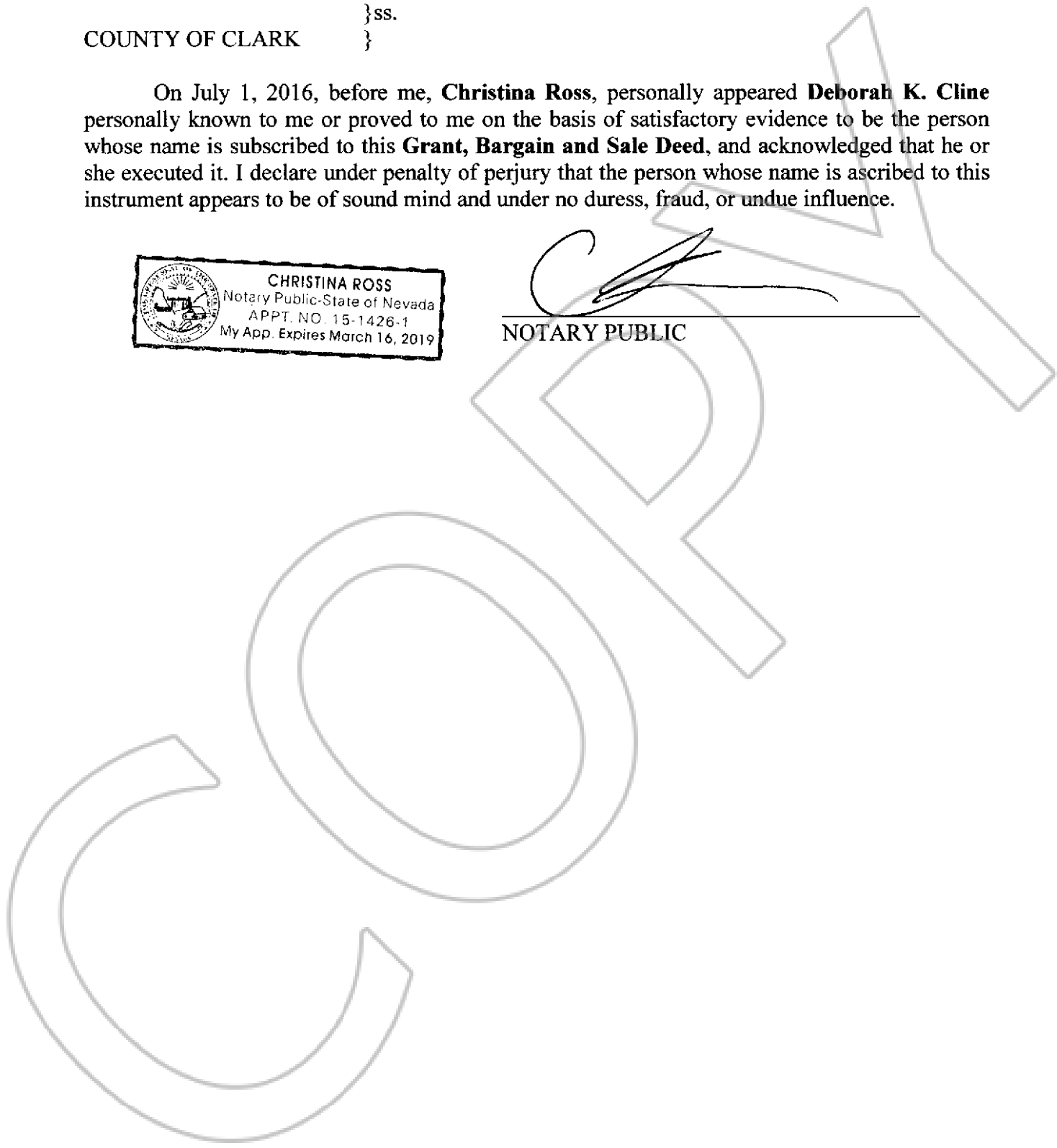


STATE OF NEVADA        }  
  }ss.  
COUNTY OF CLARK        }

On July 1, 2016, before me, **Christina Ross**, personally appeared **Deborah K. Cline** 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





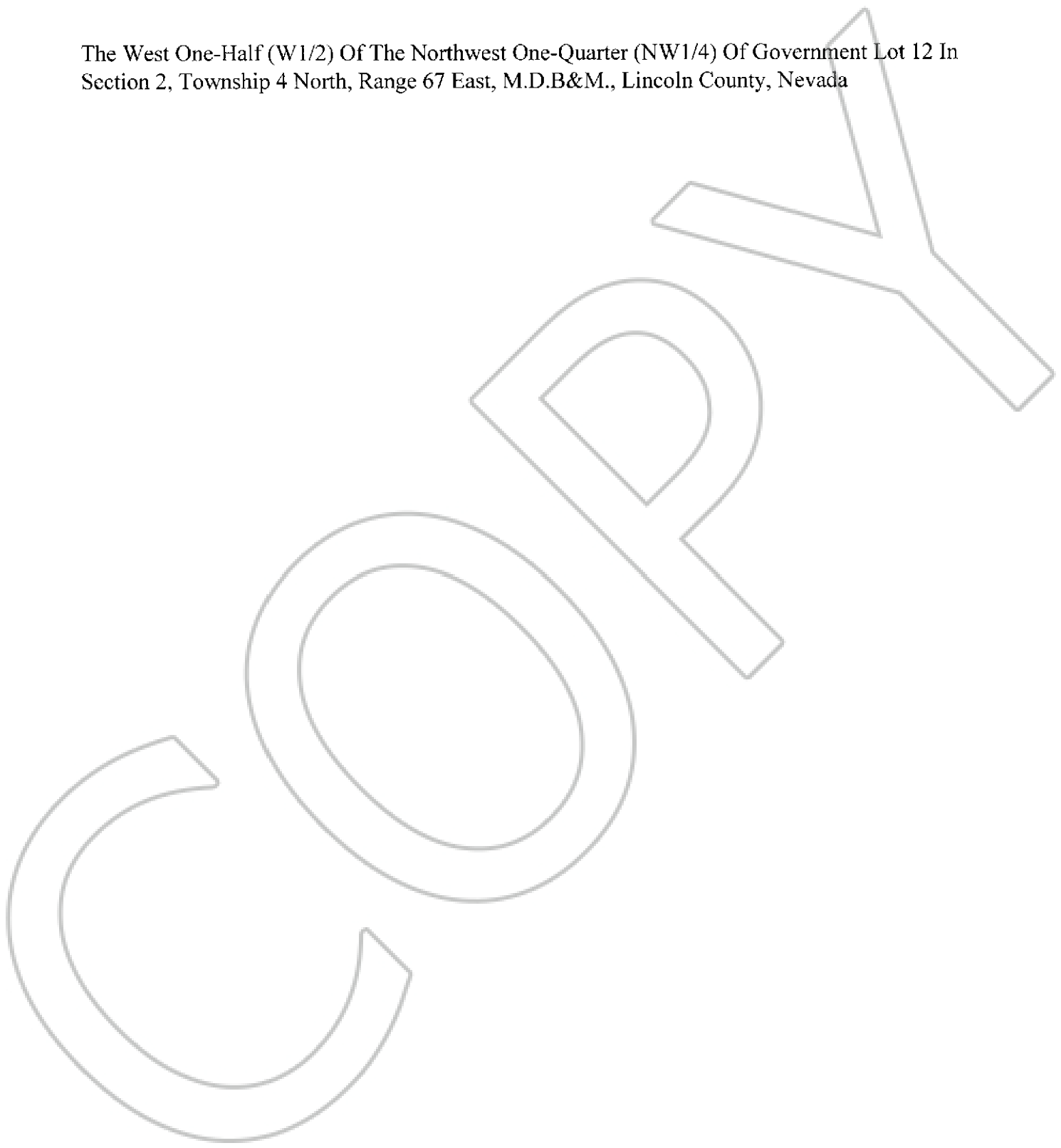
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EXHIBIT "A"

The West One-Half (W1/2) Of The Northwest One-Quarter (NW1/4) Of Government Lot 12 In  
Section 2, Township 4 North, Range 67 East, M.D.B&M., Lincoln County, Nevada



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
CLEAR COUNSEL LAW GROUP

Lincoln County - NV
Leslie Boucher - Recorder

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- 1. Assessor Parcel Number(s)
a) 006-041-40
b)
c)
d)

- 2. Type of property:
a) [ ] Vacant land b) [X] 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: Trust a 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 Capacity Attorney
Signature Capacity Attorney

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Scott A. Cline & Deborah K. Cline
Address: 5727 Golden Leaf Ave.
City: Las Vegas
State: NV Zip: 89122

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Cline Family Trust
Address: 5727 Golden Leaf Ave.
City: Las Vegas
State: NV Zip: 89122

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