

A.P.N.: 004-041-15  
File No: NNV-1330072  
RPTT: 136.50

When Recorded Mail To: Mail Tax Statements To:  
All Star Investments LLC  
375 East Warm Springs Road ste 204  
Las Vegas NV 89119

**Grant Bargain Sale Deed**

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged,  
**Dennis Hoffman an unmarried man who acquired title as Dennis Hoffman**

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

All Star Investments LLC

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

**See Attached Exhibit A attached to and made a part of**

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.

Dennis Hoffman  
Dennis Hoffman

STATE OF Nevada )  
COUNTY OF Clark ) : ss.

On 10-02-2020, before me, Danielle McGraw, a Notary Public, personally appeared **Dennis Hoffman**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Danielle McGraw  
Notary Public  
(My commission expires: 8-21-2024)



File Number:NNV-1330072

Borrower Last Name:

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**Exhibit A  
Legal Description**

Commencing at the Southwest corner of the Northeast Quarter (NE 1/4) of Section 5, Township 7 South, Range 61 East, M.D.B. & M.; thence running due East along the South line of said Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) a distance of 910 feet, more or less, to the West line of Main Street at the Northeast corner of Lot 1, Block 46, Alamo Townsite; running thence North 1°23' West along the West side of Main Street and the projection thereof a distance of 440 feet; thence South 08°37' West, a distance of 125 feet to the True Point of Beginning; thence North 1°23' West 100 feet; thence South 88°37' West, 129 feet; thence South 1°23' East 100 feet; thence North 88°37' East 125 feet to the Point of Beginning.

All being in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 5, Township 7 South, Range 61 East, M.D.B. & M.

Commonly known as: 182 Skylane Drive, Alamo, NV 89001 in the County of Lincoln

Parcel Number: 004-041-15

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-041-15
- 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property:

\$ 35,000.00

b) Deed in Lieu of Foreclosure Only (value of property)

(\$ \_\_\_\_\_)

c) Transfer Tax Value:

\$ 35,000.00

d) Real Property Transfer Tax Due

\$ 136.50

4 **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_

b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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: \_\_\_\_\_

Capacity: Grantee

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

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

Print Name: Dennis Hoffman

Print Name: All Star Investments LLC

Address: 5337 CARMEN BLVD.

Address: 375 East Warm Springs Road Ste 204

City: LAS VEGAS

City: Las Vegas

State: NV. Zip: 89108

State: Nevada Zip: 89119

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

Print Name: Netco Title

File Number: NNV-1330072

Address: 6292 Spring Mountain Rd Ste 100

City: Las Vegas

State: NV Zip: 89146

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