

A.P.N.: 001-046-14

R.P.T.T. \$204.75

When recorded mail to:

MJA LLC
2665 Parley's Way #115
Salt Lake City, Utah 84109



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That James McPhie, a single man, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to MJA LLC, a Utah Limited Liability Company, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

LOT 2931B OF THE TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA, ACCORDING TO THE MAP THEREOF RECORDED JANUARY 15, 2021 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY AS FILE NO. 2021-159449 BEING A RE-DIVISION OF LOTS 29 AND 31 OF HENRY LEE'S SUBDIVISION TO THE TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA, ACCORDING TO THE MAP THEREOF RECORDED DECEMBER 18, 1908 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY AS FILE NO. 16373, IN BLOCK A OF PLATS, PAGE 33, LINCOLN COUNTY RECORDS.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, reminders, rents, issues or profits thereof.

Subject to:

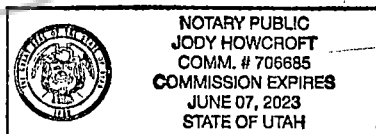
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

WITNESS the hand of said grantor, this 22 day of June, 2021.

James McPhie

STATE OF UTAH)
) :ss
COUNTY OF SALT LAKE)

On the 22 day of June 2021, personally appeared before me, James McPhie, the signer(s) of the within instrument, who duly acknowledged to me that he/she executed the same.



Notary Public
Residing at: Salt Lake City
My Commission Expires June 07, 2023

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 001-046-14
 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 RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property \$ 52,500.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 204.75

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 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 _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: JAMES M. PINE
 Address: 2665 PARLEY'S WAY #115
 City: SALT LAKE CITY
 State: UT Zip: 84109

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: MJA LLC
 Address: 2665 PARLEY'S WAY #115
 City: SALT LAKE CITY
 State: UT Zip: 84109

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____