

APN: 001-331-74

RECORDING REQUESTED BY:
Hutchison & Steffen, PLLC

WHEN RECORDED MAIL TO:
Hutchison & Steffen, PLLC
10080 W. Alta Drive, Ste. 200
Las Vegas, NV 89145
Attn: C. MICHAEL RASMUSSEN

MAIL TAX STATEMENTS TO:
Gordon A. Kline
807 San Eduardo Avenue
Henderson, Nevada 89002

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: GORDON A. KLINE as Trustee of THE KLINE FAMILY TRUST dated January 12, 2009, in consideration of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to GORDON A. KLINE, a widower (whose current post office address is: 807 San Eduardo Avenue, Henderson NV 89002), all of its interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

Parcel 1 of the Kline Parcel Map Recorded in Book B Page 359

- Subject to:
1. Rights of way, reservations, restrictions, easements and conditions of record.
 2. Pursuant to the Powers of Trustee as described in Exhibit A attached hereto and incorporated herein by reference.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.


Witness my hand this 4th day of December, 2021.

Gordon A. Kline

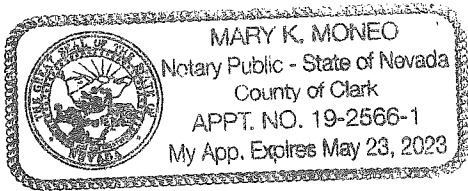
GORDON A. KLINE as Trustee of
THE KLINE FAMILY TRUST dated January 12, 2009

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

This instrument was acknowledged before me on December 4th,
2021, by GORDON A. KLINE as Trustee of THE KLINE FAMILY TRUST dated January
12, 2009.



NOTARY PUBLIC
My commission expires: 5/23/23



COOPER

EXHIBIT A

GORDON A. KLINE, as Trustee, is hereby vested with complete power of disposition of the real estate herein described, including the power to plat, sell, encumber mortgage and convey as a whole or in parcels and no person dealing with said Trustee shall be obligated to look beyond the terms of this instrument of power in the Trustee to sell, encumber, mortgage and convey, nor shall any purchaser be obligated to see to the disposition of any purchase money paid to said Trustee.

Said Grantee is likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustee purporting to be done under or by virtue of the terms of this instrument.

This conveyance is made in trust to and in accordance with THE KLINE FAMILY TRUST dated January 12, 2009.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 001-331-74
 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: _____

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 \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: Transfer 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: Attorney
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Gordon A. Kline, Trustee of The Kline Family Trust dated January 15, 2009
 Address: 807 San Eduardo Avenue
 City: Henderson
 State: NV Zip: 89002

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Gordon A. Kline, widower
 Address: 807 San Eduardo Avenue
 City: Henderson
 State: NV Zip: 89002

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Hutchison & Steffen, PLLC
 Address: 10080 W. Alta Drive, Ste. 200
 City: Las Vegas

Escrow # _____
 State: NV Zip: 89145