

LINCOLN COUNTY, NV **2021-161807**
\$349.00
RPTT:\$312.00 Rec:\$37.00 12/22/2021 12:11 PM
FIRST AMERICAN TITLE INSURANCE COMPANY #8 KC
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P. No. 011-220-06
Escrow No. 13895-2632706-DP/CJ
R.P.T.T. \$312.00

WHEN RECORDED RETURN TO:

Victor Dane Mulliner
PO Box 625
Alamo, NV 89001

MAIL TAX STATEMENTS TO:

Victor Dane Mulliner
PO Box 625
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

*****SIGNED IN COUNTERPARTS*****

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ted E. Leavitt and Debby Leavitt, husband and wife as joint tenants as to an undivided 27.2% interest; Randall E. Ozaki and Lori D. Ozaki, husband and wife as joint tenants as to an undivided 18.2% interest; Robbin M. Ozaki and Geniel Ozaki, husband and wife as joint tenants as to an undivided 18.2% interest; GeorgiAnne Ozaki, Successor Trustee of the 1980 Ozaki Family Trust, as to an undivided 18.2% interest and Logandale Six, LLC as to an undivided 18.2% interest

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

Victor Dane Mulliner, an unmarried man

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

**PARCEL OF LAND SITUATE IN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST;
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32;
THENCE RUNNING NORTH 45°25' WEST, 1904.58 FEET TO THE SOUTHEAST CORNER
OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 32;
THENCE NORTH 89°45' WEST 198.83 FEET TO A POINT ON THE WESTERLY RIGHT OF
WAY LINE OF THE OLD U.S. HIGHWAY 93;
THENCE NORTH 21°30' WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF OLD
U.S. HIGHWAY 93 A DISTANCE OF 332.28 FEET TO A POINT;
THENCE NORTH 18°15' WEST, ALONG SAID RIGHT OF WAY LINE 148.11 FEET TO THE
TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 18°15' WEST, ALONG SAID RIGHT OF WAY LINE A
DISTANCE OF 185.89 FEET TO A POINT;
THENCE NORTH 89°45' WEST 882.00 FEET TO A POINT;
THENCE SOUTH 350.75 FEET TO A POINT;
THENCE SOUTH 89°45' EAST, A DISTANCE OF 471.43 FEET TO THE SOUTHWEST
CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO MERLIN LAMB, ET UX;
THENCE NORTH 175 FEET TO A POINT;
THENCE SOUTH 89°45' EAST A DISTANCE OF 468.79 FEET TO THE TRUE POINT OF
BEGINNING.**

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN

THAT CERTAIN DOCUMENT RECORDED AUGUST 16, 2006 IN BOOK 220, PAGE 427 AS INSTRUMENT NO. 127084.

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.



Ted E. Leavitt

SIGNED IN COUNTERPARTS

Debby Leavitt

SIGNED IN COUNTERPARTS

Randall E. Ozaki

SIGNED IN COUNTERPARTS

Lori D. Ozaki

SIGNED IN COUNTERPARTS

Robbin M. Ozaki

SIGNED IN COUNTERPARTS

Geniel Ozaki

Georgianne Ozaki, Successor Trustee of the
1980 Ozaki Family Trust, as to an undivided
18.2% interest

SIGNED IN COUNTERPARTS

Georgianne Ozaki, Successor Trustee

Logandale Six, LLC as to an undivided 18.2%
interest

By: ***SIGNED IN COUNTERPARTS***

Name: Rodney K. Leavitt
Title: AUTHORIZED SIGNOR

THAT CERTAIN DOCUMENT RECORDED AUGUST 16, 2006 IN BOOK 220, PAGE 427 AS INSTRUMENT NO. 127084.

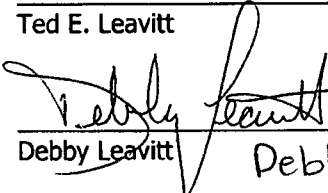
Subject to:

1. All general and special taxes for the current fiscal year.
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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.

SIGNED IN COUNTERPARTS

Ted E. Leavitt



Debby Leavitt

Debby Leavitt

SIGNED IN COUNTERPARTS

Randall E. Ozaki

SIGNED IN COUNTERPARTS

Lori D. Ozaki

SIGNED IN COUNTERPARTS

Robbin M. Ozaki

SIGNED IN COUNTERPARTS

Geniel Ozaki

Georgianne Ozaki, Successor Trustee of the
1980 Ozaki Family Trust, as to an undivided
18.2% interest

SIGNED IN COUNTERPARTS

Georgianne Ozaki, Successor Trustee

Logandale Six, LLC as to an undivided 18.2%
interest

By: ***SIGNED IN COUNTERPARTS***

Name: Rodney K. Leavitt
Title: AUTHORIZED SIGNOR

THAT CERTAIN DOCUMENT RECORDED AUGUST 16, 2006 IN BOOK 220, PAGE 427 AS INSTRUMENT NO. 127084.

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SIGNED IN COUNTERPARTS

Ted E. Leavitt

SIGNED IN COUNTERPARTS

Debby Leavitt

Randall E. Ozaki
Randall E. Ozaki

Lori D. Ozaki
Lori D. Ozaki

Robbin M. Ozaki
Robbin M. Ozaki

Geniel Ozaki
Geniel Ozaki

Georgianne Ozaki, Successor Trustee of the
1980 Ozaki Family Trust, as to an undivided
18.2% interest

Georgianne Ozaki, Successor Trustee
Georgianne Ozaki

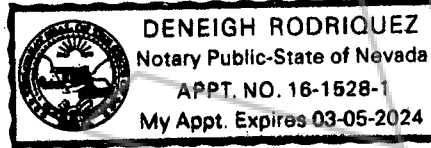
Logandale Six, LLC as to an undivided 18.2%
interest

By: Rodney K. Leavitt
Name: Rodney K. Leavitt
Title: AUTHORIZED SIGNOR
Rodney K. Leavitt

STATE OF NEVADA)
 : ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on
December 9 2021-2021 by
Ted E. Leavitt and Debby Leavitt

[Signature]
Notary Public
(My commission expires: 3-5-2024)



*Deneigh Rodriguez
16-1528-1
Exp. 3-5-2024*

STATE OF NEVADA)
 : ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on
_____ 2021 by
Randall E. Ozaki and Lori D. Ozaki

Notary Public
(My commission expires: _____)

STATE OF NEVADA)
 : ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on
_____ 2021 by
Robbin M. Ozaki and Geniel Ozaki

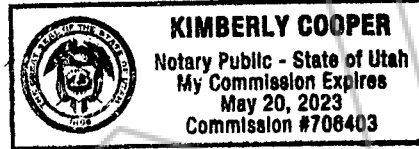
Notary Public
(My commission expires: _____)

STATE OF ~~NEVADA~~)
 ^{UTAH})
 ^{kc})
COUNTY OF ~~CLARK~~)
 ^{WASHINGTON})
 ^{kc})
 ^{SS.})

This instrument was acknowledged before me on
December 17, 2021 by

~~Ted E. Leavitt and Debby Leavitt .~~

Kimberly Cooper
Notary Public
(My commission expires: May 20, 2023)



STATE OF ~~NEVADA~~)
 : ~~ss.~~)
COUNTY OF ~~CLARK~~)

This instrument was acknowledged before me on
_____ 2021 by

~~Randall E. Ozaki and Lori D. Ozaki .~~

Notary Public
(My commission expires: _____)

STATE OF ~~NEVADA~~)
 : ~~ss.~~)
COUNTY OF ~~CLARK~~)

This instrument was acknowledged before me on
_____ 2021 by

~~Robbin M. Ozaki and Geniel Ozaki .~~

Notary Public
(My commission expires: _____)

STATE OF NEVADA)
: ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on _____ 2021 by
Ted E. Leavitt and Debby Leavitt .

Notary Public
(My commission expires: _____)

STATE OF NEVADA)
: ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on December 14 2021 by
Randall E. Ozaki and Lori D. Ozaki .

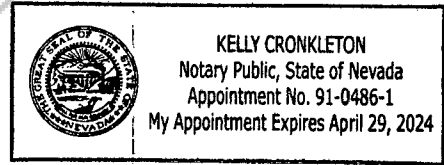
Kelly Cronkleton
Notary Public
(My commission expires: 4-29-24)



STATE OF NEVADA)
: ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on December 16 2021 by
Robbin M. Ozaki and Geniel Ozaki .

Kelly Cronkleton
Notary Public
(My commission expires: 4-29-24)



STATE OF NEVADA)
: ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on
December 16, 2021 by

Georgianne Ozaki.

Kelley Cronkleton
Notary Public
(My commission expires: 4-29-24)

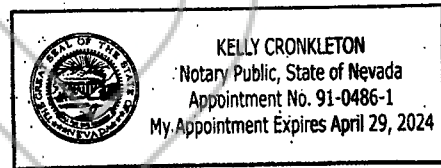


STATE OF NEVADA)
: ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on
December 16, 2021 by

Rodney K. Leavitt.

Kelley Cronkleton
Notary Public
(My commission expires: 4-29-24)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 13895-2632706

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 011-220-06
 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: \$80,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$80,000.00
 d) Real Property Transfer Tax Due \$312.00

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: *Ted Brown*
 Signature: _____

Capacity: *Agent*
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Ted E. Leavitt and Debby Leavitt and
 Randall E. Ozaki and Lori D. Ozaki and
 Robbin M. Ozaki and Geniel Ozaki and
 1980 Ozaki Family Trust and Logandale
 Print Name: Six, LLC
 Address: 1526 South 2670 East
 City: St. George
 State: UT Zip: 84790

Print Name: Victor Dane Mulliner
 Address: PO Box 625
 City: Alamo
 State: NV Zip: 89001

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

Print Name: FANV-Direct TitleFirst American Title File Number: 13895-2632706 DP/JB
 Address 2500 N Buffalo Drive, Suite 120
 City: Las Vegas State: NV Zip: 89128

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