

A.P.N.: 006-041-04  
File No: 13896-2629400 (TV)  
R.P.T.T.: \$Exempt # 7

When Recorded Mail To: Mail Tax Statements To:  
Gregory John Slagle, Trustee of the Slagle Family Trust  
1609 W. 22nd Street  
San Pedro, CA 90732

**GRANT, BARGAIN and SALE DEED**

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

Jimmy O. Pitts, an unmarried man

do(es) hereby GRANT, BARGAIN and SELL to

Gregory John Slagle, Trustee of the Slagle Family Trust

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

**A PARCEL OF LAND SITUATE IN THE NORTHEAST CORNER OF THE WEST HALF OF THE U.S. GOVERNMENT LOT NUMBERED 3 IN SECTION 2, TOWNSHIP 4 NORTH, RANGE 67 EAST M.D.B. & M., IN THE COUNTY OF LINCOLN, STATE OF NEVADA, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT 330 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 3, THENCE CONTINUING EAST 330 FEET, THENCE AT RIGHT ANGLES SOUTH 300 FEET, THENCE AT RIGHT ANGLES WEST 330 FEET, THENCE AT RIGHT ANGLES NORTH 300 FEET TO POINT OF BEGINNING.**

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.

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.

Jimmy O. Pitts  
Jimmy O. Pitts

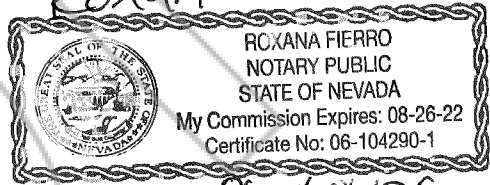
Jimmy O. Pitts

STATE OF NEVADA )  
COUNTY OF CLARK ) ss.

This instrument was acknowledged before me on 7/15/2021 by Jimmy O. Pitts.

Roxana Fierro

[Signature]  
Notary Public  
(My commission expires: 8-26-22)



\* See Below

06-104290-1

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2629400.

\* Roxana Fierro  
Notary Public  
State of Nevada  
My Commission Expires: 08-26-22  
Certificate No: 06-104290-1

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 006-041-04  
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$0.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$0.00  
 d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: 7  
 b. Explain reason for exemption:  
Transfer to Trust without Consideration  
 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: Jimmy O. Pitts Capacity: GRANTOR/SELLER

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Jimmy O. Pitts #2061  
 Address: 8655 W Sahara Ave  
 City: Las Vegas NV  
 State: NV Zip: 89117

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

Print Name: Gregory John Slagle, Trustee of the Slagle Family Trust  
 Address: 1609 W. 22nd Street  
 City: San Pedro  
 State: CA Zip: 90732

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

FANV DIRECT TITLE /First American  
 Print Name: Title Insurance Company File Number: 13896-2629400 TV/ ar  
 Address: 701 North Green Valley Parkway #120  
 City: Henderson State: NV Zip: 89074

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