

LINCOLN COUNTY, NV **2022-162251**
\$676.60
RPTT:\$639.60 Rec:\$37.00 **04/26/2022 02:13 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY-2 KC
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 001-046-14
File No: 13896-2648778 (TV)
R.P.T.T.: \$639.60

When Recorded Mail To: Mail Tax Statements To:
Kurt S. Horstman and Jody Webber Trustees of Horstman-
Webber 2021 Family Trust
4545 Bidwell Street
Simi Valley, CA 93063

GRANT, BARGAIN and SALE DEED

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

MJA LLC, a Utah Limited Liability
Company

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

Kurt S. Horstman and Jody Webber Trustees of Horstman-Webber 2021 Family Trust

the real property situate in the County of Lincoln, State of Nevada, 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, 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.

MJA LLC, a Utah limited liability company

MJA, LLC, a Utah limited liability company

By: [Signature]

Name: James McPhie

Title: Manager

Name: James McPhie

Title: Manager

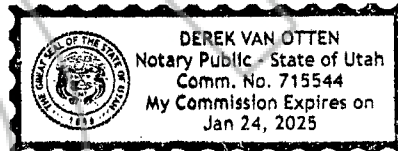
STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

This instrument was acknowledged before me on April 21, 2022 by **James McPhie**.

[Signature]

Notary Public

(My commission expires: 01-24-2025)



Derek Van Otten

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2648778.

**STATE OF NEVADA
DECLARATION OF VALUE**

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
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$164,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$164,000.00
- d) Real Property Transfer Tax Due \$639.60

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: Escrow Agent
 Signature: _____ Capacity: _____

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

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

Print Name: MJA LLC, a Utah Limited Liability Company
 Address: 2665 Parlay's Way, #115
 City: Salt Lake City
 State: UT Zip: 84109

Print Name: Kurt S. Horstman and Jody Webber Trustees of Horstman-Webber 2021 Family Trust
 Address: 4545 Bidwell Street
 City: Simi Valley
 State: CA Zip: 93063

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

Print Name: FANV Direct Title/First American Title Insurance Company File Number: 13896-2648778 TV/ ar
 Address: 701 North Green Valley Parkway, Suite 120
 City: Henderson State: NV Zip: 89074

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