

A.P.N.: 001-112-25 and 001-112-24 and 001-112-18
Affix R.P.T.T. EXEMPT 7

When Recorded Mail to:

Young Law Group
6910 S. Cimmaron Road Ste. 230
Las Vegas, NV 89113

Mail Tax Statements to:

Edward Arant and Kelly Arant,
Trustees of Arant Family Living Trust,
Dated March 28, 2022
629 E. Fairway Road
Henderson, NV 89015

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, that **Edward Arant and Kelly Arant, husband and wife, as community property with right of survivorship** for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey to: **Edward Arant and Kelly Arant, husband and wife, as Co-Trustees of The Arant Family Living Trust Dated March 28, 2022** all the right, title, and interest of the undersigned in and to real property located in the County of Lincoln, State of Nevada, and more certainly described as follows:

SEE LEGAL DESCRIPTION, ATTACHED HERETO

AND MADE A PART HEREOF AS "EXHIBIT A."

More commonly known as:
825 Ely Street, Pioche, NV 89043

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 19 day of May 2022.

Edward Arant

Edward Arant
Grantor

Kelly Arant

Kelly Arant
Grantor

State of Nevada)
) SS.
County of Clark)

On 05/19/2022 personally appeared before me, Jessica Jackson a Notary Public in and for said County and State, Edward Arant and Kelly Arant, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names is subscribed to this instrument, and acknowledged that he or she executed it. I declare under penalty of perjury that the persons whose name are ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.

NOTARY SEAL

Jessica Jackson
NOTARY PUBLIC

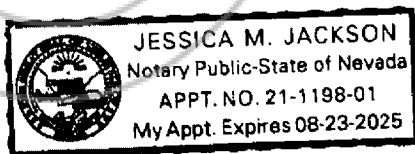


EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

LOTS 59 AND 60 IN BLOCK 26 OF THE TOWN OF PIOCHE, AS SHOWN BY MAP THEREOF IN FILE IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

PARCEL 2:

LOT 63A IN BLOCK 26 OF THE TOWN OF PIOCHE, AS SHGOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

PARCEL 3:

LOT 65A IN BLOCK 26 OF THE TOWN OF PIOCHE, AS SHGOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 001-112-25
 b. 001-112-24
 c. 001-112-18
 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 \$ NA
 b. Deed in Lieu of Foreclosure Only (value of property) (NA)
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer without consideration to a trust

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 Edward Arant Capacity: Grantor

Signature Kelly Arant Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Edward Arant & Kelly Arant
 Address: 825 Ely St
 City: Pioche
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: The Arant Family Living Trust
 Address: 1029 E. Fairway Rd
 City: Henderson
 State: NV Zip: 89015

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Young Law Group PLLC Escrow # NA
 Address: 6910 S. Cimmaron Rd Ste. 230
 City: Las Vegas State: NV Zip: 89113