



OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N. No.:	013-190-19
R.P.T.T.	\$85.80
Escrow No.:	85166
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
JESSICA FRUMP and MICHAEL MEZEI	
402 Avenue B	
Boulder City, NV 89005	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **KING JAMES ENTREPRISES, INC.**, a California Corporation for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **JESSICA FRUMP and MICHAEL MEZEI wife and husband as Community Property**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

Situate in the South Half (S1/2) of Section 3, Township 3 South, Range 67 East, M.D.B. & M., described as follows:

Parcel 1 of the Parcel Map for GLENN P. MATNEY recorded April 11, 2012 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 55 as File No. 141050, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 013-190-19

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: March 21, 2022

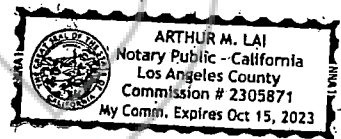
KING JAMES ENTERPRISES, INC., A CALIFORNIA CORPORATION

BY: *James Casey*
James Casey
President

State of CA)
County of Los Angeles) ss.

This instrument was acknowledged before me on the 18th day of April, 2022
By: James Casey, President

Signature: *Arthur M. Lai*
Notary Public
Expiration Date: 10/15/2023



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 013-190-19
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$22,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$22,000.00
 Real Property Transfer Tax Due: \$85.80

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 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 _____ Capacity Grantor
JAMES CASEY, President

Signature _____ Capacity Grantee
JESSICA FRUMP

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: KING JAMES ENTREPRISES, INC., a California Corporation
 Address: 5062 Lankershim Blvd., Suite 2021
 City: North Hollywood
 State: CA Zip: 91601

Print Name: JESSICA FRUMP and MICHAEL MEZEI
 Address: 402 Avenue B
 City: Boulder City
 State: NV Zip: 89005

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Co. Escrow #: 85166
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043