

APN 011-110-19

APN _____

APN _____



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN AND SALE DEED

Title of Document

Affirmation Statement

X I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____

(State specific law)

Attorney

Signature

Title

Gregory A. Miles

Print

12/09/2022

Date

Grantees address and mail tax statement:

Athena Eliades

7995 W. Sahara Ave., Suite 101

Las Vegas, NV 89117

PARCEL NO.: 011-110-19

WHEN RECORDED, MAIL TO:

Athena Christine Eliades
7995 W. Sahara Ave., Suite 101
Las Vegas, Nevada 89117

MAIL TAX NOTICE TO:

Athena Christine Eliades
7995 W. Sahara Ave., Suite 101
Las Vegas, Nevada 89117

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN SALE DEED is executed as of the 24th day of May, 2022, by Peter Eliades, Trustee of the Peter Eliades Revocable Trust, a Nevada revocable trust u/a/d March 11, 2019 as grantor (the "Grantor"), whose address is 9125 Buffalo Drive, Las Vegas, Nevada 89113 in favor of "The ACE Living Trust, a Nevada revocable trust u/a/d January 11, 2011," as grantee ("Grantee").

WITNESSETH:

FOR THE SUM OF SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby Grants, Bargains, Sells and Conveys to Grantee Grantor's 50% ownership interest in that certain plot of real property situated in the County of Lincoln, State of Nevada, bearing APN No. 011-110-19, and described more particularly as follows:

The East Half (E ½) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 11, Township 5 South, Range 60 East, M.D.B. & M. according to the Official Plat of said land on file in the Office of the Bureau of Land Management.

Excepting and reserving, also, to the United States all oil, gas and potassium in the land so patented, and to it or to persons authorized by it, the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of June 1, 1938 as reserved in the Patent recorded May 11, 1967 in Book "N-1", page 197 of Real Estate Deeds, Lincoln County, Nevada records.

SUBJECT TO all existing liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record enforceable at law or in equity:

1. Taxes and assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the public records.
2. Any facts, rights, interests or claims that are not shown by the public records but that could be ascertained by an inspection of the Property or by making inquiry of persons in possession thereof.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 011-110-19
 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
 Other

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

3.a. Total Value/Sales Price of Property \$ 75,000.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 75,000.00
 d. Real Property Transfer Tax Due \$ 292.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 50 %
 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 Peter Eliades Capacity: Grantor/Trustee
 Signature _____ Capacity: Grantee/Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Peter Eliades, Trustee
 Address: 9125 Buffalo Drive
 City: Las Vegas
 State: Nevada Zip: 89113

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Athena Eliades, Trustee for the AEE Living Trust
 Address: 7995 W Sahara Ave, Suite 101
 City: Las Vegas
 State: Nevada Zip: 89117

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Royal & Miles LLP Escrow # _____
 Address: 1522 W. Warm Springs Road
 City: Henderson, NV 89014 State: _____ Zip: _____

3. Easements, claims of easement or encumbrances that are not shown by the public records.

4. Discrepancies, conflicts on boundary lines, shortages in area, encroachments or any other facts that a correct survey would disclose, and that are not shown by public records.

5. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights or claims or title to water.

6. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Taxes for the current fiscal year.

IN WITNESS WHEREOF, Grantor has executed this Deed in favor of Grantee as of the date first set forth above.

“Grantor”

THE PETER ELIADES REVOCABLE TRUST,
a Nevada Revocable Trust u/a/d March 11, 2019

By: Peter Eliades
Its: Trustee, Peter Eliades

STATE OF NEVADA)
 : ss.
COUNTY OF CLARK)

On the 24th day of May, 2022, personally appeared before me, a notary public, Peter Eliades, personally known (or proved) to me to be the person whose name is subscribed to the above instrument, and who acknowledged that he executed the instrument.

P. Gibson
NOTARY PUBLIC

