

APN: 001-101-22; 001-102-14

RECORDING REQUESTED BY:  
Hutchison & Steffen, PLLC

WHEN RECORDED MAIL TO:  
Hutchison & Steffen, PLLC  
10080 W. Alta Drive, Ste. 200  
Las Vegas, NV 89145  
Attn: C. MICHAEL RASMUSSEN

MAIL TAX STATEMENTS TO:  
Friends of Gem Theater  
c/o Melissa R. Clary  
P.O. Box 98  
Pioche, NV 89043

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That:** MELISSA R. CLARY, as a single woman, in consideration of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to FRIENDS OF GEM THEATER, a Nevada non-profit corporation (whose current post office address is: P.O. Box 98, Pioche, NV 89043), all of her interest in that real property situated in the County of ~~Clark~~ State of Nevada, bounded and described as follows: Lincoln

“FOR A COMPLETE LEGAL DESCRIPTION SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE”

- Subject to:
1. Rights of way, reservations, restrictions, easements and conditions of record.
  2. Pursuant to the Powers of Trustee as described in Exhibit B attached hereto and incorporated herein by reference.

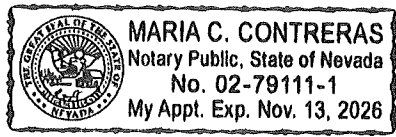
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.


Witness my hand this 11<sup>th</sup> day of April, 2023.

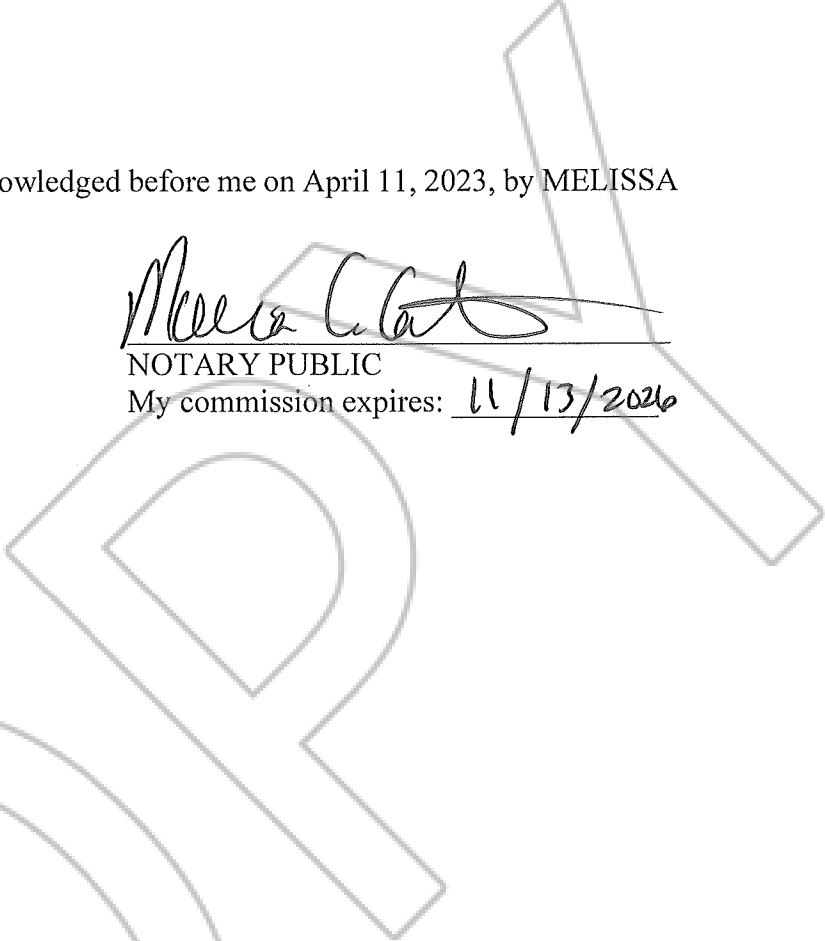
  
MELISSA R. CLARY

STATE OF NEVADA     )  
                                  ) ss:  
COUNTY OF CLARK    )

This instrument was acknowledged before me on April 11, 2023, by MELISSA R. CLARY.



  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: 11/13/2026



**EXHIBIT A**

COPY

**Parcel 001-101-22,  
Commonly known as The Gem Theater  
648 Main Street, Pioche Nevada 89043**

That portion of Section 22, Township 1 North, Range 67 East, M.D.B&M, further described as follows: The North 12 1/2 feet of lot Four (4) and all of Lot Five (5) including a triangular lot in the rear of said Lots Four and Five in Block 18 in the Town of Pioche, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1874 in the office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39, and further delineated by the Survey Maps compiled August 28, 1947 and filed in Book A of plats pages 55, 56, 57, Lincoln County, Nevada Records.

**Parcel 001-102-14  
Commonly known as 636 Cornwall Rd, Pioche, Nevada 89043**

That portion of Section 22, Township 1 North, Range 67 East, M.D.B&M, further described as follows: The North 10 feet of Lot Forty-Three (43) and all of Lots Forty-Four (44), Forty-Five (45), Forty-Six (46), Forty-Seven (47), Forty Eight (48), Forty-Nine (49), Fifty (50), Fifty-One (51), and Fifty-Two in Block 20 in the Town of Pioche, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1874 in the Office of the County Recorder of Lincoln County Nevada in Book A of Plats, pages 37, 38, and 39; and further delineated by the Survey maps compiled August 28, 1947 and filed in Book A of Plats pages 55, 56 and 57, Lincoln County Nevada records.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 001-101-22  
 b. 001-102-14  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property      \$ 50,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property( \_\_\_\_\_ )  
 c. Transfer Tax Value:                            \$ 50,000.00  
 d. Real Property Transfer Tax Due            \$ 195.00

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 [Signature] Capacity: Attorney

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

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

Print Name: Melissa R. Clary  
 Address: 1431 Sweeney Avenue  
 City: Las Vegas  
 State: NV                                  Zip: 89104

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

Print Name: Friends of Gem Theater  
 Address: P.O. Box 98  
 City: Pioche  
 State: NV                                  Zip: 89043

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

Print Name: Hutchison & Steffen, PLLC  
 Address: 10080 W. Alta Drive, Ste. 200  
 City: Las Vegas

Escrow # \_\_\_\_\_  
 State: NV                                  Zip: 89145