

LINCOLN COUNTY, NV

**2023-164266**

\$37.00

RPTT:\$0.00 Rec:\$37.00

**05/04/2023 11:56 AM**

TITLE DEEDS & NEEDS, LLC

Pgs=3 AK

**OFFICIAL RECORD**

AMY ELMER, RECORDER

E07

**APN NO: 013-190-23**

**RECORDING REQUESTED BY:  
Title Deeds & Needs, LLC**

**WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:  
MATTHEW 7&8 SPENDTHRIFT TRUST  
11035 LAVENDER HILL DRIVE, STE 160  
LAS VEGAS, NV 89135**

**Affix RPTT: \$ Exempt. 7  
File No. 23-256C**

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT: **Caliente Ranch LLC**

For valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to

**Bryan Mae and/or Samantha Mae, Trustees of the MATTHEW 7&8 SPENDTHRIFT TRUST, dated January 22, 2023**

all that real property situated in the County of LINCOLN, State of Nevada, described as follows:

**FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED  
HERETO AND MADE A PART HEREOF.**

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

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements, and reservations of record.
3. Deed(s) of Trust of Record, if any.

**GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT ATTACHED AS  
PAGE 2 HEREOF.**

WITNESSED this 3rd day of May 2023.

CALIENTE RANCH LLC

*Bryan Mae*

BRYAN MAE, MANAGING MEMBER

**NOTARY ACKNOWLEDGMENT**

ATTACHED TO:

**Grant, Bargain, Sale Deed**

STATE OF NEVADA ) SS

COUNTY OF LINCOLN )

On 05-03-2023, before me, ASHLEY REMINGTON, a Notary Public in and for said State, personally appeared:

BRYAN MAE, MANAGING MEMBER

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature:

*Ashley Remington*  
\_\_\_\_\_  
Signature of Officer



**Notarized using audio-visual communication.**

## **EXHIBIT “A”**

PARCEL 1, OF PARCEL MAP FOR GLENN P. MATNEY RECORDED IN BOOK D OF PLATS, PAGE 56, AS FILE NO. 141051, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LYING WITHIN THE SOUTH HALF (S ½) OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B.&M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF LINCOLN IN A DOCUMENT RECORDED AUGUST 13, 2003, IN BOOK 176, PAGE 317 OF OFFICIAL RECORDS AS INSTRUMENT NO. 120716 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) **013-190-23**
- 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 RECORDER'S OPTIONAL USE ONLY**

Trust back up on file - AK

- 3. a) Total Value/Sales Price of Property \$ 0.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- c) Transfer Tax Value: \$ 0.00
- d) Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transferring to trust without consideration
- c.

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: Bryau Mae Capacity: GRANTOR

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

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

Print Name: Caliente Ranch LLC  
Address: 3225 McLeod Drive  
City: Las Vegas  
State: NV Zip: 89121

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

Print Name: Matthew 7&8 Spendthrift Trust  
Address: 11035 Lavender Hill Drive #160  
City: Las Vegas  
State: NV Zip: 89135

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

Print Name: **Title Deeds & Needs, LLC**  
Address: **8565 S. Eastern Avenue, Suite 150**  
City, State & Zip: **Las Vegas, NV 89123**

**File No. 23-256C**

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**