

LINCOLN COUNTY, NV

2023-166038

\$37.00

RPTT:\$0.00 Rec:\$37.00

10/12/2023 01:50 PM

JEFFREY BURR LTD.

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

APN: 013-110-04

When Recorded, Mail to:

Jeffrey Burr, Ltd.
2600 Paseo Verde Pkwy, Ste. 200
Henderson, NV 89074

Mail Tax Statements to:

Mr. Stephen T. Sendlein
456 Jefferson Blvd., Apt. B
Henderson, NV 89011

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That STEVE SENDLEIN, for good and other valuable consideration, does hereby Grant, Bargain, Sell and Convey to STEPHEN T. SENDLEIN, Trustee of the SENDLEIN FAMILY TRUST, dated October 11, 2023, as amended, or restated, or his successors, all of his right, title and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly known as: 2000 Clover Creek Rd., Caliente, NV 89008

GRANTEE'S ADDRESS: SENDLEIN FAMILY TRUST
456 Jefferson Blvd., Apt. B
Henderson, NV 89011

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

Witness his hand October 11, 2023.

Steve Sendlein
STEVE SENDLEIN

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On October 11, 2023, before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared STEVE SENDLEIN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

A.R.
NOTARY PUBLIC

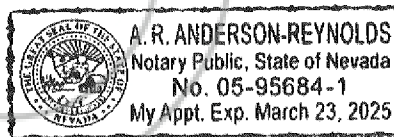


EXHIBIT A
Legal Description

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) AND THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.M TOGETHER WITH THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) SECTION 12, TOWNSHIP 4 SOUTH, RANGE 67 EAST OF THE MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/16 CORNER BETWEEN SECTIONS 11 AND 12, BEING THE TRUE POINT OF BEGINNING;
THENCE N 89°54'00" E A DISTANCE OF 1320.17 FEET TO THE NW 1/16 CORNER OF SAID SECTION 12;
THENCE S 0°00'41" E A DISTANCE OF 808.52 FEET TO A POINT ON THE CENTERLINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY BETWEEN ECCLES AND CALIENTE, NEVADA;
THENCE N 86°10' W A DISTANCE OF 610.71 FEET TO A POINT;
THENCE THROUGH A CURVE CONCAVE TO THE SOUTHEAST, SUBTENDING A CENTRAL ANGLE OF 5°24', HAVING A LENGTH OF 180.00 FEET TO A POINT;
THENCE THROUGH A CURVE CONCAVE TO THE SOUTHEAST, SUBTENDING A CENTRAL ANGLE OF 26°32', HAVING A LENGTH OF 442.20 FEET TO A POINT;
THENCE THROUGH A CURVE CONCAVE TO THE SOUTHEAST, SUBTENDING A CENTRAL ANGLE OF 5°24', HAVING A LENGTH OF 180.00 FEET TO A POINT;
THENCE S 56°30' W A DISTANCE OF 1192.70 FEET TO A POINT;
THENCE THROUGH A CURVE CONCAVE TO THE NORTHWEST, SUBTENDING A CENTRAL ANGLE OF 2°24', HAVING A LENGTH OF 120.00 FEET TO A POINT;
THENCE THROUGH A CURVE CONCAVE TO THE NORTHWEST, SUBTENDING A CENTRAL ANGLE OF 7°56'24", HAVING A LENGTH OF 198.50 FEET TO A POINT ON THE WEST LINE OF THE NE ¼ OF THE SE ¼ OF SAID SECTION 11;
THENCE N 0°06'10" W A DISTANCE OF 1774.91 FEET TO THE NE 1/16 CORNER OF SAID SECTION 11;
THENCE N 89°48'30" E A DISTANCE OF 1322.85 FEET TO THE TRUE POINT OF BEGINNING.

SAVING AND EXCEPTING THAT PORTION DESIGNATED AS RIGHT-OF-WAY GRANTED TO THE UNION PACIFIC RAILROAD.

CONTAINING 65.80 GROSS ACRES MORE OR LESS.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

FOR RECORDER'S OPTION USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: Trust on File - AK

1. Assessor Parcel Number(s)

- a) 013-110-04
- b) _____
- c) _____

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

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
(_____)
Transfer Tax Value \$ 0.00
Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 07
- b. Explain Reason for Exemption: Transfer without consideration to or from 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 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Steve T. Sendlein*

Capacity Paralegal

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

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

Print Name: STEVE T. SENDLEIN
Address: 456 Jefferson Blvd., Apt. B
City: Henderson
State: NV Zip: 89011

Print Name: SENDLEIN FAMILY TRUST
Address: 456 Jefferson Blvd., Apt. B
City: Henderson
State: NV Zip: 89011

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

Print Name: JEFFREY BURR, LTD. Escrow #: _____
Address: 2600 Paseo Verde Pkwy. #200
City: Henderson State: Nevada Zip: 89074

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED