

RECORDING REQUESTED BY:
Lobb & Plewe, LLP

AND WHEN RECORDED MAIL
THIS QUITCLAIM DEED AND
ALL TAX STATEMENTS TO:
Burghard Properties, LLC
141 Linkside Circle
Ponte Vedra Beach, FL 32082

APNS: 003-230-19; -20; -21; -22; -23

(Space Above For Recorder's Use)

QUITCLAIM DEED

The undersigned Grantors declare under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$ (None)
Computed on full value of property conveyed.

FOR NO VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Amberlee Rails and Kristin Gifford, Co-Trustees of the BLB SELF-SETTLED TRUST, as to an undivided 99.5%; and Brandon Burkhart, Trustee of the BRANDON BURKHART SEPARATE PROPERTY TRUST, as to an undivided 0.5%, as tenants in common, hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to BURGHARD PROPERTIES, LLC, a Florida limited liability company, the following-described real property in the County of Lincoln, State of Nevada:

SEE EXHIBIT "A" and "B" LEGAL DESCRIPTION ATTACHED HERETO AND
MADE A PART OF

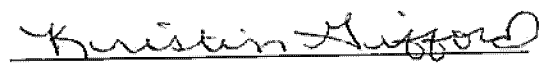
Dated: December 22, 2023

BLB Self-Settled Trust



By: Amberlee Rails, Co-Trustee

BLB Self-Settled Trust



By: Kristin Gifford, Co-Trustee

Brandon Burkhart Separate Property Trust



By: Brandon Burkhart, Trustee

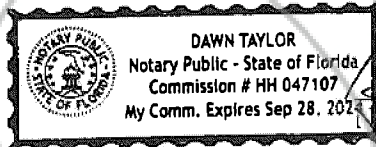
ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF FLORIDA)
COUNTY OF DUVAL)

ON THIS 29th day of December, 2023, by means of physical presence or online notarization, before me, the undersigned notary, personally appeared AMBERLEE RAILS, known to me, or who produced _____ as identification, and who did take an oath, to be the persons whose names are subscribed to the above instrument, and being informed of the contents of said instrument, acknowledged that they voluntarily executed the same for the uses and purposes herein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



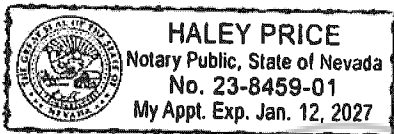
Dawn Taylor

Notary Public

ACKNOWLEDGMENT

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On January 2, ^{2024 HS} ~~2023~~, before me, Haley Price, the undersigned, a Notary Public in and for said State, personally appeared KRISTIN GIFFORD, personally known to me or proved to me and 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 foregoing instrument.



Haley Price

NOTARY PUBLIC

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF Riverside)

ss.

On December 22, 2023, before me, K. Shirey, Notary Public, personally appeared Brandon Burkhart, 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 acted, executed the instrument.

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

WITNESS my hand and official seal.



K. Shirey
Notary Public

(SEAL)

EXHIBIT A

The land referred to herein is described as follows:

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

PARCEL I:

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M.

EXCEPTING THE PORTION CONVEYED IN DEED 57890 WHICH IS FOR APN 013-160-12.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER AND ACROSS THE SOUTH 20 FEET OF THE SW1/4NW1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, AND THE NORTH 20 FEET OF THE SW1/4 OF SAID SECTION 11.

A.P.N. 003-230-19

Legal description obtained from the GRANT, BARGAIN AND SALE DEED, Document No. 2018-155110, recorded August 24, 2018, in the Official Records of Lincoln County, Nevada.

EXHIBIT B

The land referred to herein is described as follows:

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

THAT PORTION OF THE EAST HALF (E 1/2) OF SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST (NW 1/4) OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 2, 3 AND 4 OF THAT CERTAIN PARCEL MAP RECORDED OCTOBER 04, 1990 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, IN BOOK A OF PLATS, PAGE 323 AS FILE NO. 95134, LINCOLN COUNTY, NEVADA RECORDS.

(AFFECTS APN NOS. 013-160-07, 013-160-08 AND 013-160-09)

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B.&M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LAND SITUATED EAST OF THE U.S. HIGHWAY NO. 93 AND WEST OF PARCELS 1-4 OF THAT CERTAIN PARCEL MAP RECORDED OCTOBER 4, 1990 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, IN BOOK A OF PLATS, PAGE 323 AS FILE NO. 095134, LINCOLN COUNTY, NEVADA RECORDS.

(AFFECTS APN NO. 013-160-10)

A.P.N. 003-230-20; 003-230-21; 003-230-22; 003-230-23

Legal description obtained from the GRANT, BARGAIN AND SALE DEED, Document No. 2018-155107, recorded August 24, 2018, in the Official Records of Lincoln County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 003-230-19;
 b. 003-230-20;
 c. 003-230-21;
 d. 003-230-22; 003-230-23

2. Type of Property:
- | | |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>TRUST ON FILE. AE</u>	

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (0.00)
 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: A transfer to or from a trust without consideration.

5. Partial Interest: Percentage being transferred: 0.5 %

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: Representative

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Brandon Burkhart Separate Property Trust
 Address: 4626 Lenox Ave
 City: Jacksonville
 State: Florida Zip: 32202

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Burghard Properties, LLC
 Address: 141 Linkside Circle
 City: Ponte Vedra Beach
 State: Florida Zip: 32082

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

Print Name: Lobb & Plewe, LLP
 Address: 4160 Temescal canyon Rd. Ste 202
 City: Corona

Escrow # n/a
 State: CA Zip: 92883

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 003-230-19;
 b. 003-230-20;
 c. 003-230-21;
 d. 003-230-22; 003-230-23

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: <u>TRUST ON FILE. AE</u>	

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (0.00))
 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: A transfer to or from a trust without consideration.

5. Partial Interest: Percentage being transferred: 99.5 %
 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: Representative

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: BLB Self-Settled Trust
 Address: 10785 West Twain Ave., Suite 250
 City: Las Vegas
 State: Nevada Zip: 89135

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Burghard Properties, LLC
 Address: 141 Linkside Circle
 City: Ponte Vedra Beach
 State: Florida Zip: 32082

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

Print Name: Lobb & Plewe, LLP
 Address: 4160 Temescal canyon Rd. Ste 202
 City: Corona

Escrow # n/a
 State: CA Zip: 92883

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