

APN: 003-143-01

RPTT: Exempt 09

**Recording Requested by and
When Recorded Mail Document
And Tax Statement To:**

Angulo Law Group, LLC
Dominic J. Magliarditi, Esq.
5545 S. Mountain Vista St., Ste. F
Las Vegas, NV 89120

GRANT DEED

Documentary Transfer Tax: Exempt

Sean A. Craig, Trustee of the Sean A. Craig Trust U/T/D 10. 27/2020, for no consideration, does hereby grant and convey to **MSD Properties LLC**, all of his right, title and interest in that certain real property situated in the County of Lincoln, State of Nevada, commonly known as 110 Second Street, Caliente, NV 89008, the legal description of which is as follows:

See **Exhibit A** attached hereto and incorporated herein by this reference.

Subject to:

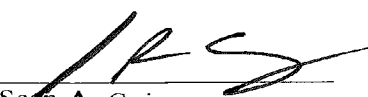
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular, the tenements, hereditaments and appurtenances including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits therefrom.

DATED on this 11TH day of July, 2024.

**SEAN A. CRAIG, TRUSTEE OF THE
SEAN A. CRAIG TRUST U/T/D 10/27/2020**

By:


Sean A. Craig

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


STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

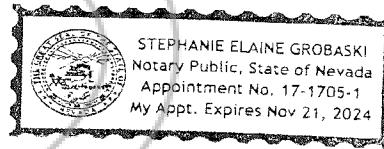
On this 11TH day of July, 2024, before me, STEPHANIE ELAINE GROBASKI (notary public) personally appeared **Sean A. Craig**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his 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.

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

WITNESS my hand and official seal.

Signature:


Signature of Notary Public

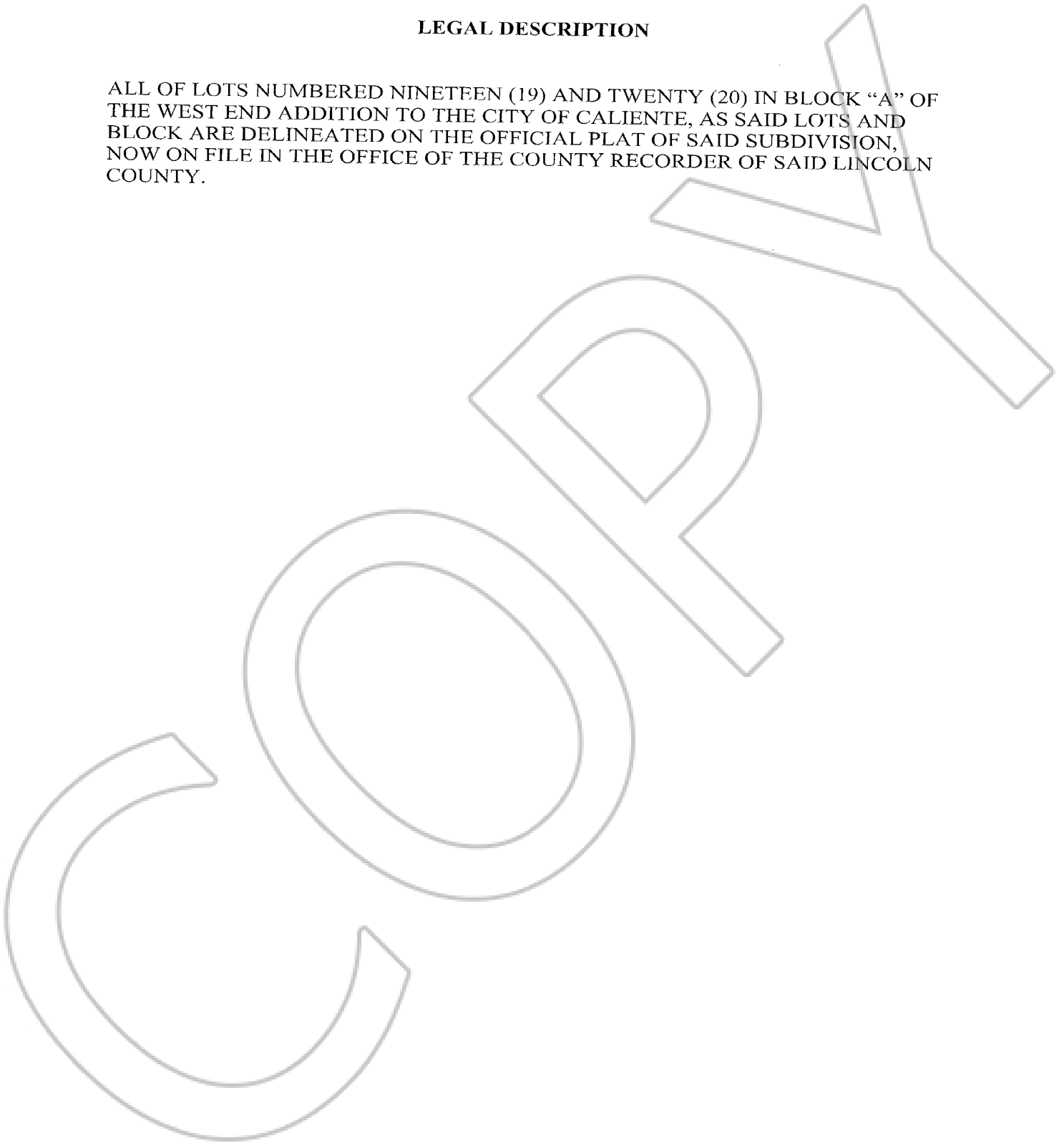


Place Notary Seal Above

EXHIBIT A

LEGAL DESCRIPTION

ALL OF LOTS NUMBERED NINETEEN (19) AND TWENTY (20) IN BLOCK "A" OF THE WEST END ADDITION TO THE CITY OF CALIENTE, AS SAID LOTS AND BLOCK ARE DELINEATED ON THE OFFICIAL PLAT OF SAID SUBDIVISION, NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 003-143-01
 b. _____
 c. _____
 d. _____

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: _____	

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 09
 b. Explain Reason for Exemption: Transfer without consideration to a business entity in which Grantor is 100% owner.

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: Grantor
 Signature [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Sean A. Craig, Trustee
 Address: 3231 N. Decatur Blvd. Ste. 225
 City: Las Vegas
 State: NV Zip: 89130

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: MSD Properties LLC
 Address: 3231 N. Decatur Blvd., Ste. 225
 City: Las Vegas
 State: NV Zip: 89130

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Angulo Law Group, LLC/Dominic J. Magliarditi
 Address: 5545 S. Mountain Vista St., Ste. F
 City: Las Vegas NV Zip: 89120

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED