

Inst #: 20220502-0002419

Fees: \$42.00

RPTT: \$168300.00 Ex #:

05/02/2022 03:57:08 PM

Receipt #: 4981497

Requestor:

FNTG NCS Las Vegas

Recorded By: GARCIAC Pgs: 5

Debbie Conway

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

APN: 162-10-501-002

Mail tax bill to and
when recorded mail to:

Palms 3D, LLC and Sahara Palms, LLC

c/o 3D Investments, LLC

468 N. Camden Dr., Suite 300

Beverly Hills, CA 90210

Attn: Dan Appello

NCS 42050775 MS

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **TWJ PALMS, LLC**, a Nevada limited liability company for a valuable consideration, the receipt of which is hereby acknowledge, do hereby Grant, Bargain, Sell and Convey to **PALMS 3D, LLC**, a Nevada limited liability company and **SAHARA PALMS, LLC**, a Nevada limited liability company, each as tenants in common with an undivided 50% interest, all that real property situated in the County of **Clark**, State of Nevada, bounded and described as follows:

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

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner; if any:
2. The matters of title listed in **Exhibit "B"** attached hereto and incorporated herein by this reference.

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

[Remainder of page left intentionally blank]

[SIGNATURE PAGE TO GRANT, BARGAIN, SALE DEED]

IN WITNESS WHEREOF, this instrument has been executed this 2 day of May, 2022.

TWJ PALMS, LLC,
a Nevada limited liability company

By: TWJ PALMS FL LLC,
a Florida limited liability company
its sole Member

By: *Wayne R. Hollo*
Wayne R. Hollo, its Manager
Wayne R. Hollo

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

This instrument was acknowledged before me, by means of physical presence, on the 29 day of April, 2022, by Wayne R. Hollo, as Manager of TWJ PALMS FL LLC, a Florida limited liability company, the sole Member of TWJ PALMS, LLC, a Nevada limited liability company, on behalf of such limited liability company. He/She is personally known to me or produced a _____ driver's license as identification.

Nieves Abascal
Notary Public, State and County Aforesaid
Print Name: NIEVES ABASCAL
My commission expires: JULY 13, 2026
My commission number: HH 240118

(NOTARIAL SEAL)



Nieves Abascal
#HH 240118
Exp: July 13, 2026

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHEAST QUARTER (NE ¼) FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 87°12'48" WEST 250.00 FEET;
THENCE SOUTH 2°33'59" EAST PARALLEL TO THE QUARTER LINE OF SAID SECTION 10, A DISTANCE OF 400.00 FEET;
THENCE 87°12'48" WEST, 250.00 FEET TO A POINT IN THE QUARTER SECTION LINE OF SAID SECTION 10;
THENCE SOUTH 02°33'59" EAST 891.44 FEET TO A POINT IN THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼);
THENCE NORTH 87°50'31" EAST ALONG THE SAID SOUTH LINE 557.00 FEET TO A POINT;
THENCE NORTH 2°33'59" WEST 1297.55 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼);
THENCE SOUTH 87°12'48" WEST, 307.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED OCTOBER 26, 1950 IN BOOK 63, PAGE 101 OF DEEDS AS DOCUMENT NO. 353850, FEBRUARY 16, 1960 IN BOOK 232 AS DOCUMENT NO. 188265, APRIL 15, 1960 IN BOOK 240 AS DOCUMENT NO. 194522, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

THE ABOVE LEGAL PREVIOUSLY APPEARED IN GRANT BARGAIN SALE DEED RECORDED JULY 31, 2007 IN BOOK 20070731 AS INSTRUMENT NO. 04823, OFFICIAL RECORDS.

ESCROW NUMBER: 42050775-420-MS6
PROPERTY ADDRESS: 713 E Sahara Ave.
Las Vegas, NV 89104

A.P.N.: 162-10-501-002

EXHIBIT "B" to Deed

Permitted Exceptions

[713 E. Sahara Avenue, Las Vegas, Nevada]

1. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls in the Office of the Clark County Assessor, per Nevada Statute 361.260.
2. Water rights, claims or title to water, whether or not disclosed by the public records.
3. Reservations, exceptions and provisions contained in the patent from the State of Nevada, and in the acts authorizing the issuance thereof.
Recording Date: December 31, 1925
Recording No: Book 11 of Deeds, page 315, Instrument No. 23690, of Official Records
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Southern Nevada Power Company
Purpose: power lines
Recording Date: April 5, 1960
Recording No: Book 238, Instrument No. 193429, of Official Records
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Central Telephone Company
Purpose: communication lines
Recording Date: October 5, 1970
Recording No: Book 68, Instrument No. 54303, of Official Records
6. Terms, provisions and conditions as contained in an instrument
Entitled: License Agreement
Recording Date: August 26, 1988
Recording No.: Book 880826, Instrument No. 00528, of Official Records
7. The rights of parties set forth on the attached rent roll, as tenants only, with no right of purchase, right of first offer, right of first or similar rights.

[End of Exhibit "B"]

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 162-10-501-002
 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
 i. Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 33,000,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 33,000,000.00
 d. Real Property Transfer Tax Due: \$ 168,300.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: TWJ Palms LLC
 Address: 100 S Biscayne Blvd, Suite 900
 City: Miami
 State: FL Zip: 33131

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: PALMS 3D, LLC and SAHARA PALMS, LLC
 Address: 468 N. Camden Drive, Suite 300
 City: Beverly Hills
 State: CA Zip: 90210

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Fidelity National Title Group Escrow No.: 42050775-420-MS6
 Address: 6385 S Rainbow Blvd, Suite 130
 City, State, Zip: Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED