

Inst #: 20220722-0000716
Fees: \$42.00
RPTT: \$63750.00 Ex #:
07/22/2022 11:48:51 AM
Receipt #: 5061994
Requestor:
First American Title Insu
Recorded By: BGN Pgs: 6
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

RPTT: \$ 63,750.00

APNs: 138-06-801-010
and 138-06-801-018

When recorded, return to
and mail tax statements to:

The Church of Jesus Christ of Latter-day Saints
Attn: Craig E. Weidmer
50 East North Temple, 10th Floor
Salt Lake City, UT 84150

(Space above line for Recorder's use only)

The undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (Pursuant to NRS Section 239B.030)

GRANT BARGAIN SALE DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Lone Mountain Estates LLC, a Nevada limited liability company, and Apple Trees LLC, a Nevada limited liability company (collectively, the "**Grantor**"), does hereby convey to The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole (the "**Grantee**"), the following real property located in Clark County, Nevada, bounded and described as follows:

SEE **EXHIBIT A** ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE.

Subject to: 1. Taxes for the current fiscal year, paid current.
 2. Covenants, conditions, restrictions, reservations, rights, rights of way,
 easements and other matters of record, if any.

Together with all singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

DATED this 22nd day of July, 2022.

GRANTOR:

LONE MOUNTAIN ESTATES LLC,
a Nevada limited liability company

By: N.S.M. L.L.C.,
a Nevada limited liability company
Its: Manager

By: _____

Name: Kenneth L. Templeton
Its: Manager

APPLE TREES LLC,
a Nevada limited liability company

By: _____

Name: Kenneth L. Templeton
Its: Manager

By: _____

Name: Kristoffer L. Templeton
Its: Manager

[acknowledgments follow]

DATED this _____ day of July, 2022.

GRANTOR:

LONE MOUNTAIN ESTATES LLC,
a Nevada limited liability company

By: N.S.M. L.L.C.,
a Nevada limited liability company
Its: Manager

By: _____

Name: Kenneth L. Templeton
Its: Manager

APPLE TREES LLC,
a Nevada limited liability company

By: _____

Name: Kenneth L. Templeton
Its: Manager

By: _____

Name: Kristoffer L. Templeton
Its: Manager

[acknowledgments follow]

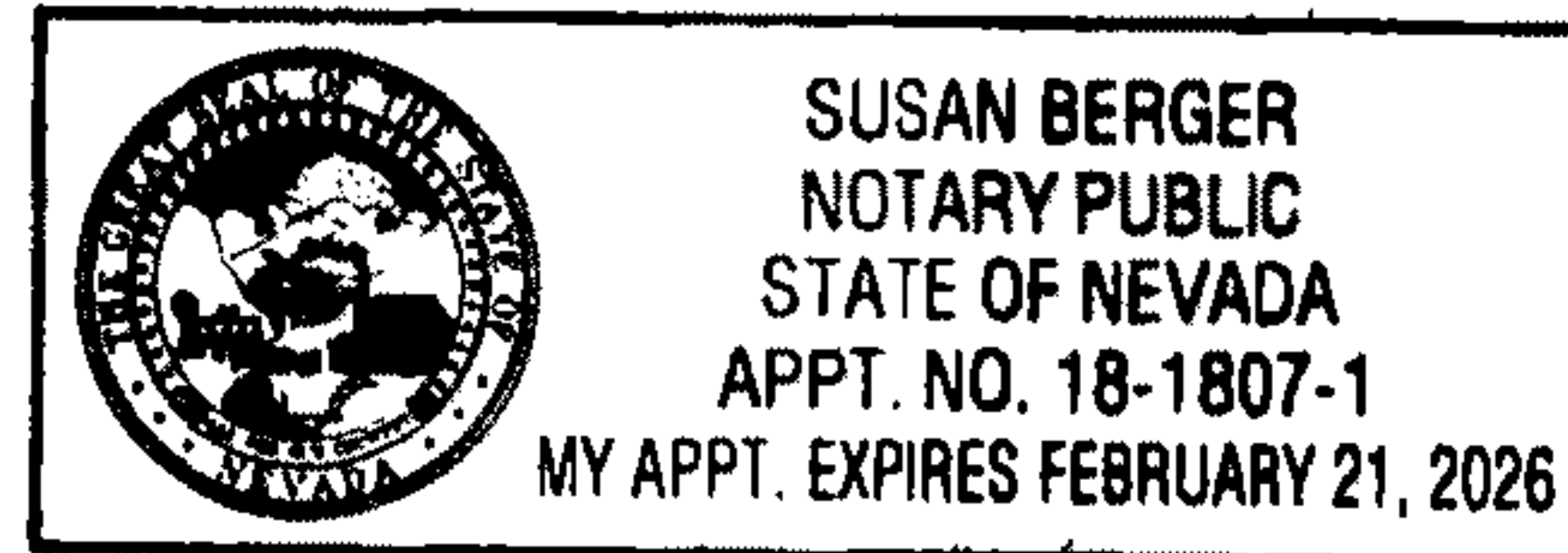
STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

The foregoing instrument was acknowledged before me this 18th day of July, 2022, by Kenneth L. Templeton, the Manager of N.S.M. L.L.C., a Nevada limited liability company, as Manager of Lone Mountain Estates LLC, a Nevada limited liability company.

Susan Berger
Notary Public

My Commission Expires:

2/21/26



STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

The foregoing instrument was acknowledged before me this 18th day of July, 2022, by Kenneth L. Templeton and Kristoffer L. Templeton, Managers of Apples Trees LLC, a Nevada limited liability company.

Susan Berger
Notary Public

My Commission Expires:

2/21/26

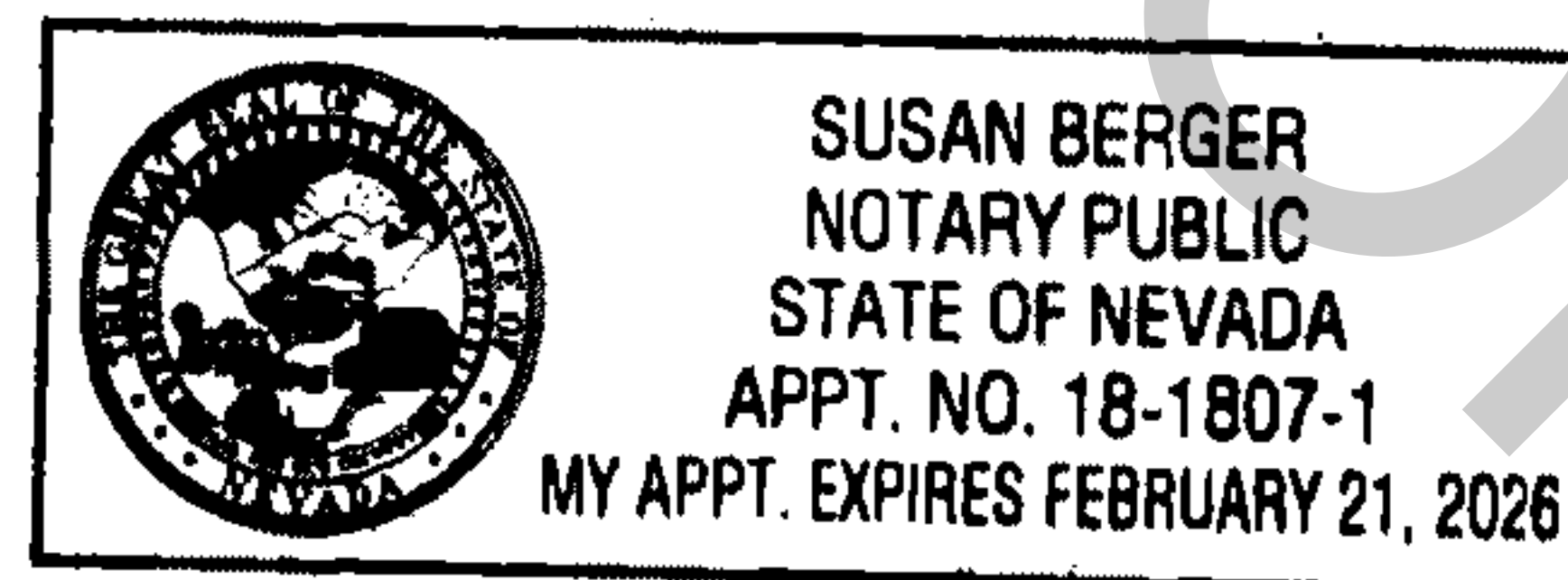


EXHIBIT A TO GRANT BARGAIN SALE DEED

LEGAL DESCRIPTION OF THE PROPERTY

The land referred to herein below is situated in the County of Clark, State of Nevada, and described as follows:

PARCEL 1:

THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

PARCEL 2:

THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$); AND THE WEST HALF (W $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$); AND THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$); ALL IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D. B. & M., CLARK COUNTY, NEVADA.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 138-06-801-010
b. 138-06-801-018
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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page _____

Date of Recording: _____

Notes: _____

- 3 a. Total Value/Sales Price of Property \$12,500,000.00
b. Deed in Lieu of Foreclosure Only (value of property) ()
c. Transfer Tax Value \$12,500,000.00
d. Real Property Transfer Tax Due \$ 63,750.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: N/A

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: The Church of Jesus Christ of Latter-day Saints,
a Utah Corporation sole

Capacity: Grantor

Signature: [Signature]

Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lone Mountain Estates LLC and
Apple Trees LLC
Address: 3311 South Rainbow Blvd., Ste
225
City: Las Vegas
State: NV Zip: 89146

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Church of Jesus Christ of Latter-
day Saints
Address: 50 East North Temple, 10th Floor
City: Salt Lake City
State: UT Zip: 84150

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

Print Name: First American Title Insurance
Company
Address: 8311 W. Sunset Boulevard, Suite
100
City: Las Vegas

Escrow #: NCS- 1117831
State: NV Zip: 89113

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)