Inst #: 20221018-0001644
Fees: $42.00
RPTT: $6247.50 Ex #:
10/18/2022 01:03:44 PM
Receipt #: 5137115
Requestor:
FNTG NCS Las Vegas
Recorded By: CABOW Pgs: 4
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN: 176-36-801-008
Affix R.P.T.T.: $6,247.50

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE

WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENT TO:
DIAMOND STARR HILLS, LLC, A NEVADA
LIMITED LIABILITY COMPANY
C/O VISICON PROPERTIES, LLC
5052 S. JONES BLVD., STE. 110
LAS VEGAS, NV 89118

ESCROW NO: 42051783-420-KS1

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Jaldeep H. Daulat and Neeta J. Daulat as trustees for the Daulat Family Trust, originally dated February 13, 1991, as totally amended and restated on November 15, 2004

in consideration of $10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Diamond Starr Hills, LLC, a Nevada limited liability company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

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

Subject to:
1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Assessor's Copy

Witness my/our hand(s) this 17th day of October, 2022

SELLERS:

The Daulat Family Trust, originally dated February 13, 1991, as totally amended and restated on November 15, 2004

By: Jaldeep H. Daulat, Trustee
Jaleep H. Daulat, Trustee

By: Neeta J. Daulat, Trustee

STATE OF NEVADA }ss:
COUNTY OF CLARK

On this 17th Day of October 2022 appeared before me, a Notary Public,

Jaldeep H. Daulat, Trustee
MZ Neeta
~~Xxxxx~~ J. Daulat, Trustee

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

MEGAN L ZAPPULLA
Notary Public-State of Nevada
Appointment No. 20-4653-01
My Appointment Expires Aug. 3, 2024

Notary Public

My commission expires: August 3rd 2024

NOTARY JURAT FOR GRANT, BARGAIN, SALE DEED FOR ESCROW NO.: 42051783-420KS1

ASSESSOR'S COPY

EXHIBIT "A"

THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

ASSESSOR'S COPY

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a. 176-36-801-008
   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

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

3. a. Total Value/Sales Price of Property: $ **1,225,000.00**
   b. Deed in Lieu of Foreclosure Only (value of property) $
   c. Transfer Tax Value $ **1,225,000.00**
   d. Real Property Transfer Tax Due: $ **6,247.50**

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 Agent

Signature Capacity

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Jaldeep H. Daulat and Neeta J. Daulat as trustees for the Daulat Family Trust, originally dated February 13, 1991, as totally amended and restated on November 15, 2004	Print Name: Diamond Starr Hills, LLC, a Nevada limited liability company
Address: 2101 S. Valdez Street	Address: 5052 S. Jones Blvd., Ste. 110
City: Las Vegas	City: Las Vegas
State: NV Zip: 89117	State: NV Zip: 89118

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Fidelity National Title Group Escrow No.: 42051783-420-KS1

Address: 6385 S Rainbow Blvd, Suite 130

City, State, Zip: Las Vegas, NV 89118

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

ASSESSOR'S COPY