

Inst #: 20230309-0000524  
Fees: \$42.00  
RPTT: \$0.00 Ex #: 003  
03/09/2023 09:33:01 AM  
Receipt #: 5237885  
Requestor:  
Fidelity National Title  
Recorded By: SAO Pgs: 10  
Debbie Conway  
CLARK COUNTY RECORDER  
Src: ERECORD  
Ofc: ERECORD

APN: 139-19-811-004, 139-19-811-001  
139-19-811-003 and 139-19-811-002

**Grant, Bargain, and Sale Deed**

---

**\*\*\*Re-Recording 20230216-0001815 to correct the legal  
description\*\*\***

---

**TYPE OF DOCUMENT**

**RECORDING REQUESTED BY:  
Fidelity National Title**

**RETURN TO:**

**NAME:** Fidelity National Title  
**ADDRESS:** 500 N. Rainbow Blvd. Ste. 105  
**CITY/STATE/ZIP:** Las Vegas, NV 89107

Inst #: 20230216-0001815

Fees: \$42.00

RPTT: \$9516.60 Ex #:  
02/16/2023 03:56:06 PM

Receipt #: 5222577

Requestor:

Fidelity National Title

Recorded By: CABOW Pgs: 7

Debbie Conway

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

APN/Parcel ID(s): 139-19-811-004  
139-19-811-001  
139-19-811-003  
139-19-811-002

Order No.: 230155-018-MAM

**WHEN RECORDED MAIL TO and MAIL  
TAX STATEMENTS TO:**

Tracy Spadafora and Jacob Taylor  
8400 W Sahara Ave  
Las Vegas, NV 89117

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

R.P.T.T \$9,516.60

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Rancho Drive LLC, a Nevada Limited Liability Company**

do(es) hereby GRANT, BARGAIN AND SELL to

**Tracy Spadafora, a married man as his Sole and Separate Property and Jacob  
Taylor, A Single Man, as joint tenants**

the real property situated in the County of Clark, State of Nevada, described as follows:

**FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"  
ATTACHED HERETO AND MADE A PART HEREOF.**

**See exhibit B attached**

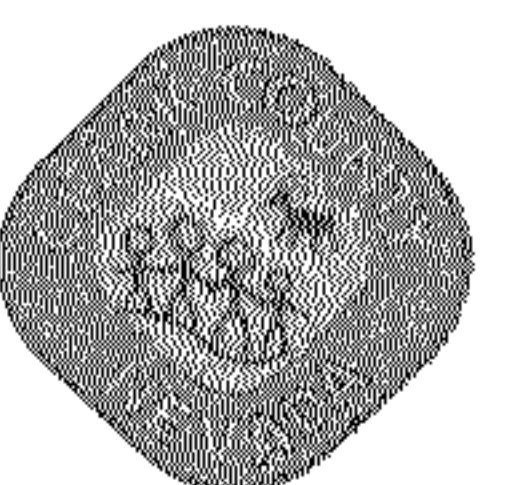
Subject to:

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 tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

Grant Bargain and Sale Deed  
SCA0002455.doc / Updated: 07.19.22

NV-FT-FLAV-01550.420018-230155-018



*Debbie Conway*  
RECORDER



**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR  
GRANT BARGAIN SALE DEED**

Dated: 2-13-23

Rancho Drive LLC, a Nevada Limited Liability Company

BY: Harvey Gettleson

Harvey Gettleson  
Manager

State of NEVADA

County of CLARK

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_, by

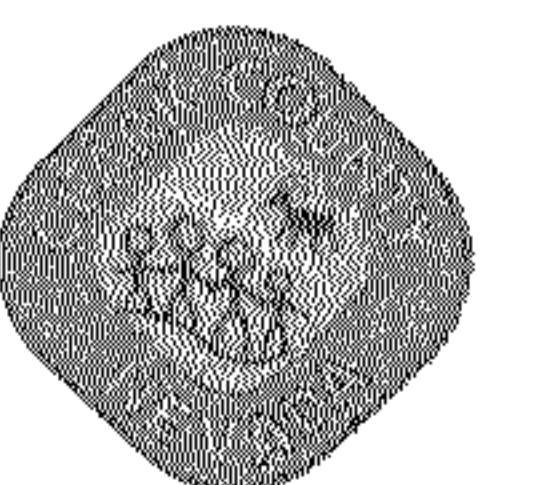
See attached.

\_\_\_\_\_  
Notary Public

[SEAL]

Grant Bargain and Sale Deed  
SCA0002454.doc / Updated: 07.19.22

NV-FT-FLAV-01550.420018-230155-018



*Debbie Conway*  
RECORDER





## 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 Los Angeles

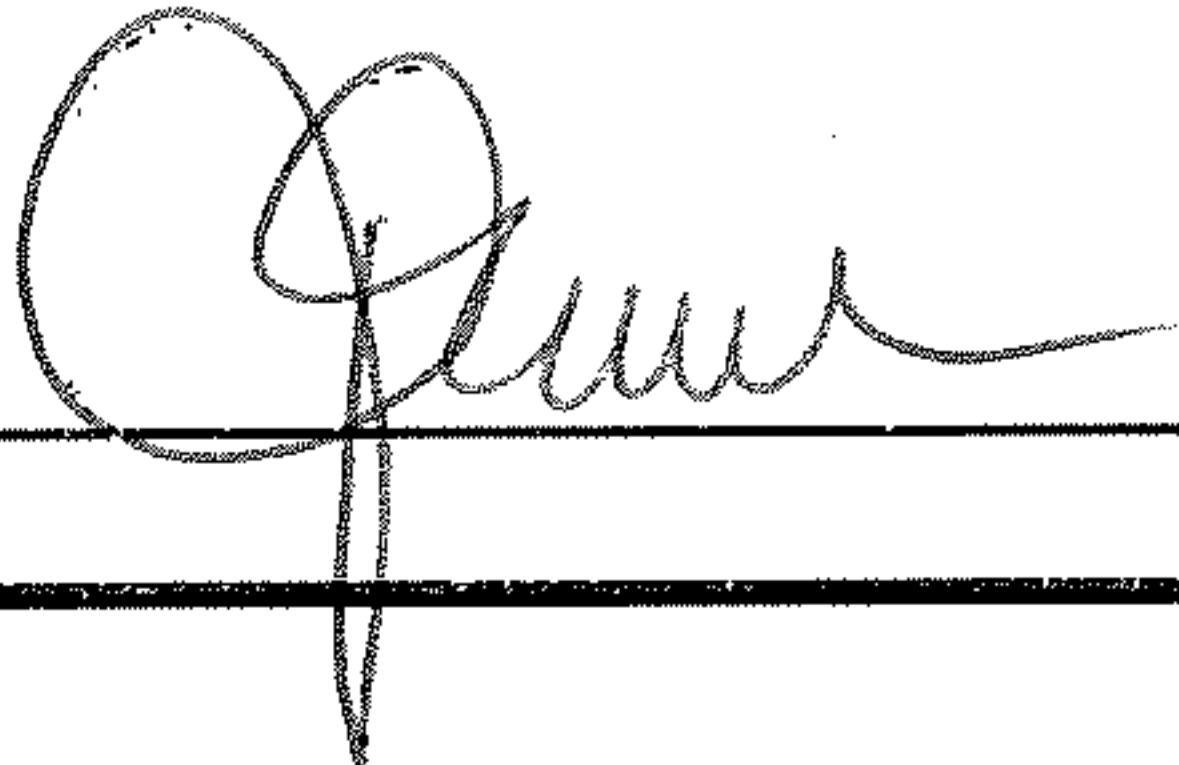
On February 13 2023 before me, Jennifer E Nelson Notary Public  
(insert name and title of the officer)

personally appeared Harvey Gettleman, Manager,  
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(s) acted, executed the instrument.

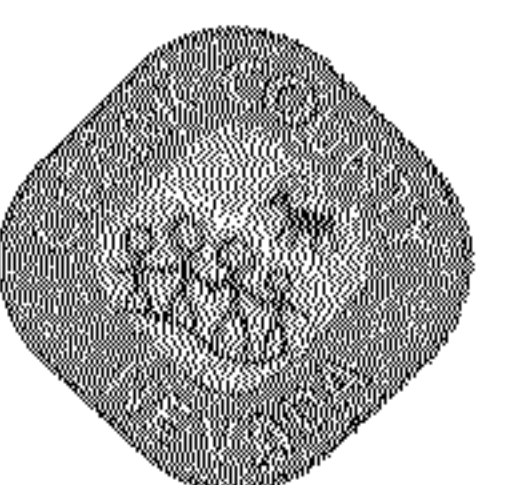
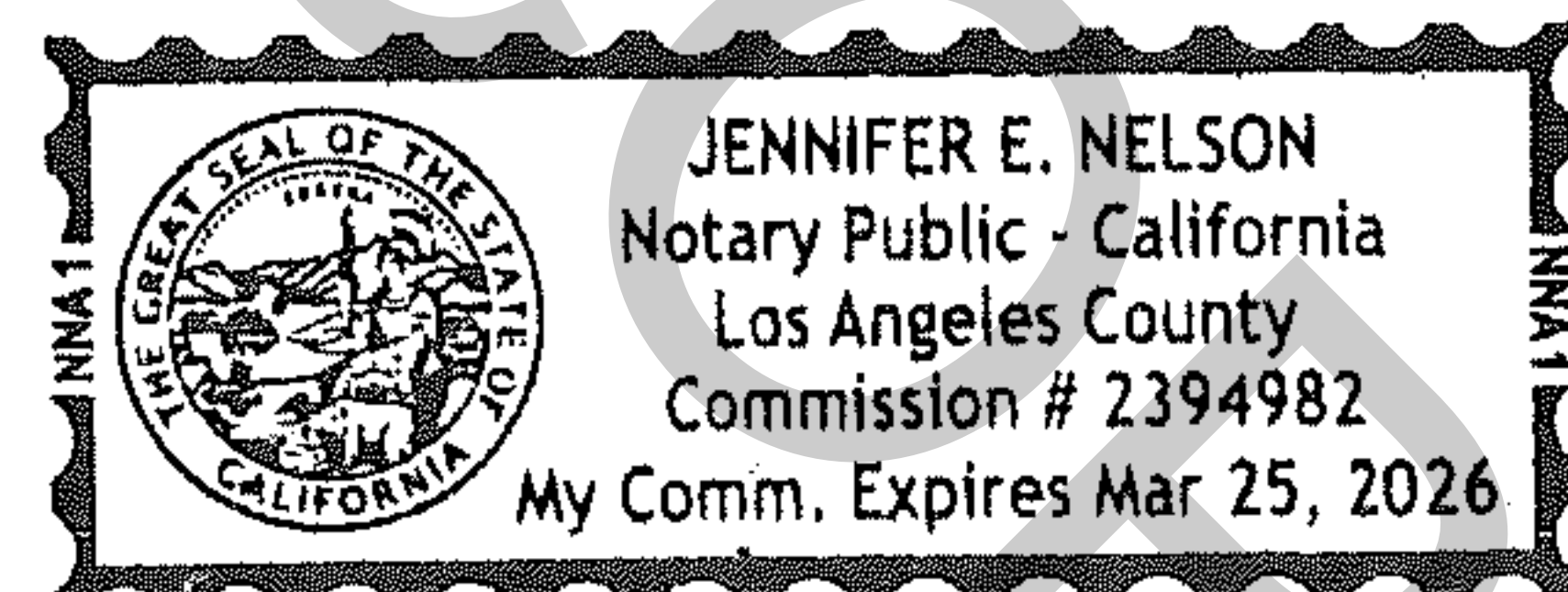
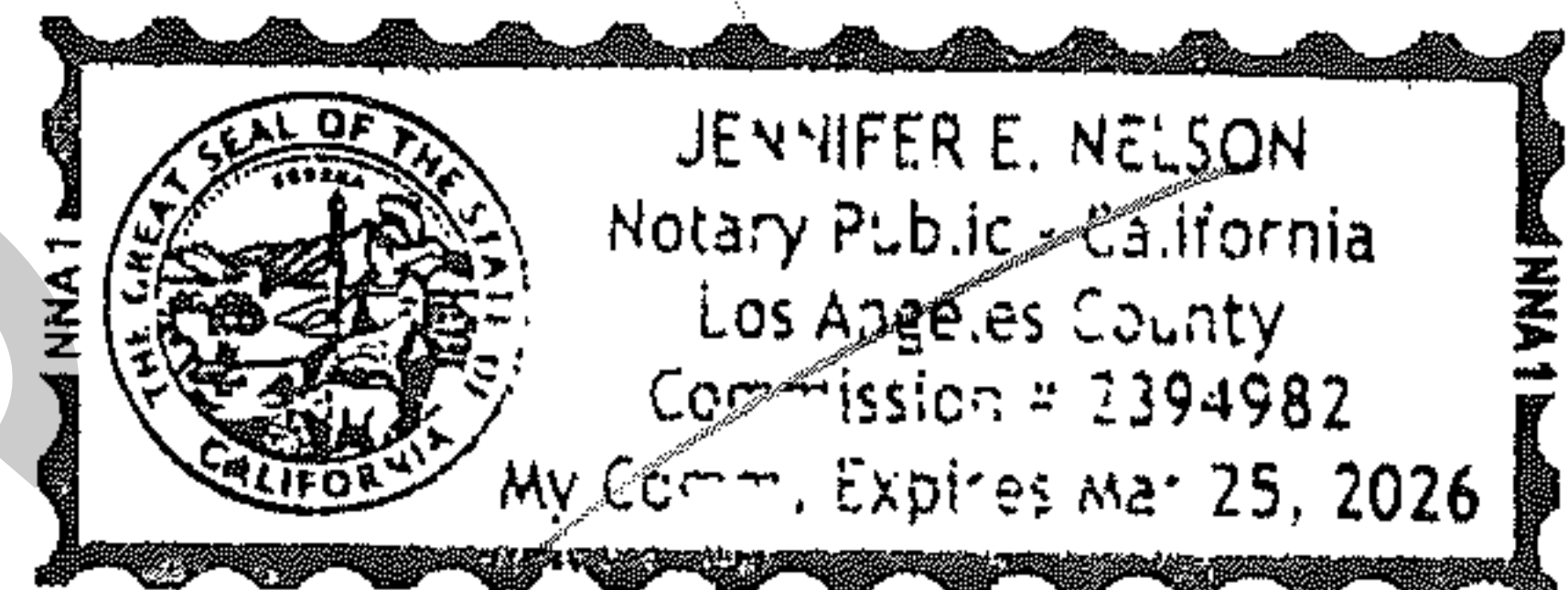
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Debbie Conway  
RECORDER





**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 139-19-811-004**

LOT ONE (1) IN BLOCK TWELVE (12) EASTLAND HEIGHTS TRACT NO. 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 67, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

TOGETHER WITH THAT PORTION OF PLEASANT ROAD AS VACATED BY INSTRUMENT RECORDED AS DOCUMENT NO. 458379 RECORDED SEPTEMBER 14, 1964, CLARK COUNTY, NEVADA RECORDS.

**For APN/Parcel ID(s): 139-19-811-001**

LOT FOUR (4) IN BLOCK TWELVE (12) OF EASTLAND HEIGHTS TRACT NO. 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 67, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, TOGETHER WITH ALL WATER RIGHTS RELATED THERETO INCLUDING BUT NOT LIMITED TO ANY AND ALL INTEREST IN THE EASTLAND HEIGHTS WATER DISTRICT.

**For APN/Parcel ID(s): 139-19-811-003**

LOT TWO (2) AND THE NORTH TEN FEET (10.00') OF THE EAST NINETY-EIGHT FEET OF LOT THREE (3) IN BLOCK TWELVE (12) OF EASTLAND HEIGHTS TRACT NO. 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 67, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, RESERVING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

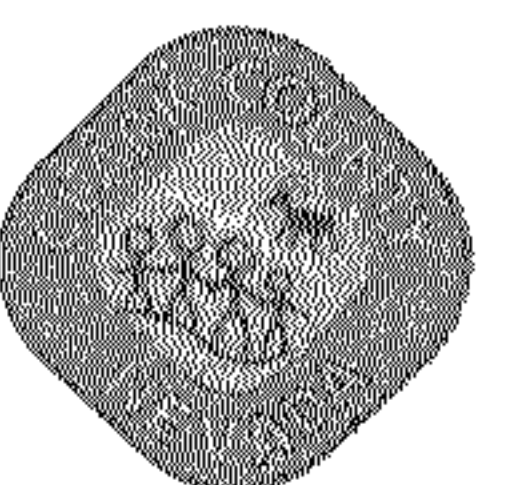
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT TWO (2), SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89° 55' EAST ALONG THE SOUTH LINE OF SAID LOT TWO (2) A DISTANCE OF 90.25 FEET; THENCE NORTH 0° 05' EAST A DISTANCE OF 20.49 FEET; THENCE NORTH 89° 55' WEST A DISTANCE OF 43.25 FEET; THENCE SOUTH 0° 05' WEST A DISTANCE OF 18.75 FEET; THENCE NORTH 89° 55' WEST A DISTANCE OF 46.94 FEET TO A POINT ON THE WEST LINE OF SAID LOT TWO (2); THENCE SOUTH 1° 41' 30" WEST ALONG SAID WEST LINE A DISTANCE OF TWO FEET (2.00') TO THE TRUE POINT OF BEGINNING.

**For APN/Parcel ID(s): 139-19-811-002**

A PORTION OF LOT TWO (2) AND OF LOT THREE (3) IN BLOCK TWELVE (12) OF EASTLAND HEIGHTS TRACT NO. 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 67, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

Grant Bargain and Sale Deed  
SCA0002454.doc / Updated: 07.19.22

NV-FT-FLAV-01550.420018-230155-018



*Debbie Conway*  
RECORDER

CERTIFIED COPY, THIS  
DOCUMENT IS A TRUE AND  
CORRECT COPY OF THE  
RECORDED DOCUMENT MINUS  
ANY REDACTED PORTIONS

**EXHIBIT "A"**  
Legal Description  
(continued)

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT TWO (2), SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89° 55' EAST ALONG THE SOUTH LINE OF SAID LOT TWO (2), A DISTANCE OF 88.25 FEET TO THE NORTHWEST CORNER OF SAID LOT THREE (3), THENCE SOUTH 0° 05' WEST ALONG THE WEST LINE OF SAID LOT THREE (3), A DISTANCE OF 10.00 FEET; THENCE SOUTH 89° 55' EAST, A DISTANCE OF 2.00 FEET; THENCE NORTH 0° 05' EAST, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT TWO (2); THENCE CONTINUING NORTH 0° 05' EAST, A DISTANCE OF 20.49 FEET; THENCE NORTH 89° 55' WEST, A DISTANCE OF 43.25 FEET; THENCE SOUTH 0° 05' WEST, A DISTANCE OF 18.49 FEET; THENCE NORTH 89° 55' WEST, A DISTANCE OF 46.51 FEET TO A POINT ON THE WEST LINE OF SAID LOT TWO (2); THENCE SOUTH 1° 41' 30" WEST ALONG SAID WEST LINE, A DISTANCE OF 2.00 FEET TO THE TRUE POINT OF BEGINNING.

Grant Bargain and Sale Deed  
SCA0002454.doc / Updated: 07.19.22

NV-FT-FLAV-01550.420018-230155-018



*Debbie Conway*  
RECORDER

CERTIFIED COPY, THIS  
DOCUMENT IS A TRUE AND  
CORRECT COPY OF THE  
RECORDED DOCUMENT MINUS  
ANY REDACTED PORTIONS



**EXHIBIT "A"**  
Legal Description

Order No.: 230155-018

**For APN/Parcel ID(s): 139-19-811-004**

---

LOT ONE (1) IN BLOCK TWELVE (12) EASTLAND HEIGHTS TRACT NO. 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 67, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF PLEASANT ROAD AS VACATED BY INSTRUMENT RECORDED AS DOCUMENT NO. 458379 RECORDED SEPTEMBER 14, 1964, CLARK COUNTY, NEVADA RECORDS.

**For APN/Parcel ID(s): 139-19-811-001**

---

LOT FOUR (4) IN BLOCK TWELVE (12) OF EASTLAND HEIGHTS TRACT NO. 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 67, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, TOGETHER WITH ALL WATER RIGHTS RELATED THERETO INCLUDING BUT NOT LIMITED TO ANY AND ALL INTEREST IN THE EASTLAND HEIGHTS WATER DISTRICT.

**For APN/Parcel ID(s): 139-19-811-003**

---

LOT TWO (2) AND THE NORTH TEN FEET (10.00') OF THE EAST NINETY-EIGHT FEET OF LOT THREE (3) IN BLOCK TWELVE (12) OF EASTLAND HEIGHTS TRACT NO. 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 67, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, RESERVING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT TWO (2), SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89° 55' EAST ALONG THE SOUTH LINE OF SAID LOT TWO (2) A DISTANCE OF 90.25 FEET; THENCE NORTH 0° 05' EAST A DISTANCE OF 20.49 FEET; THENCE NORTH 89° 55' WEST A DISTANCE OF 43.25 FEET; THENCE SOUTH 0° 05' WEST A DISTANCE OF 18.49 FEET; THENCE NORTH 89° 55' WEST A DISTANCE OF 46.94 FEET TO A POINT ON THE WEST LINE OF SAID LOT TWO (2); THENCE SOUTH 1° 41' 30" WEST ALONG SAID WEST LINE A DISTANCE OF TWO FEET (2.00') TO THE TRUE POINT OF BEGINNING.

**For APN/Parcel ID(s): 139-19-811-002**

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PARCEL 1:

LOT THREE (3) IN BLOCK TWELVE (12) OF EASTLAND HEIGHTS TRACT NO. 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 67, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THE NORTH 10.00 FEET OF THE EAST 98.00 FEET OF SAID LOT THREE (3);

PARCEL 2

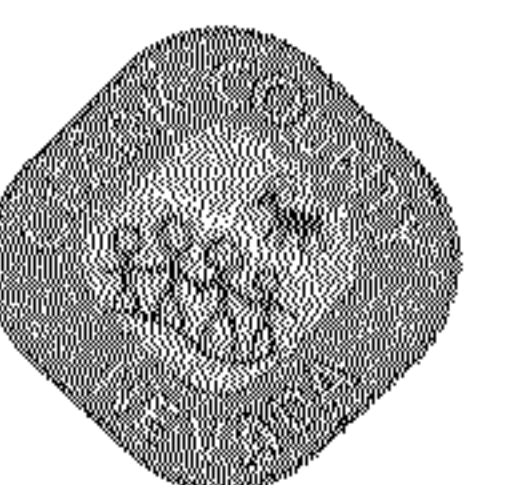
A PORTION OF LOT TWO (2) IN BLOCK TWELVE (12) OF EASTLAND HEIGHTS TRACT NO. 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 67, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT TWO (2), SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89°55' EAST ALONG THE SOUTHLINE OF SAID LOT TWO (2) A DISTANCE OF 90.25 FEET; THENCE NORTH 0°05' EAST A DISTANCE OF 20.49 FEET; THENCE NORTH 89°55' WEST A DISTANCE OF 43.25 FEET; THENCE SOUTH 0°05' WEST A DISTANCE OF 18.49 FEET; THENCE NORTH 89°55' WEST A DISTANCE OF 46.94 FEET TO A POINT ON THE WEST LINE OF SAID LOT TWO (2); THENCE SOUTH 1°41'30" WEST ALONG SAID WEST LINE A DISTANCE OF 2.00 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT B

GRANTEE'S ACCEPTANCE OF THIS DEED IS FURTHER SUBJECT TO THE FOLLOWING RESTRICTIONS:

For a period of five (5) years from the date of the recording of this GRANT, BARGAIN AND SALE DEED, the Property shall not be used for any commercial filming, photography, tours, events or other projects, activities or uses, including news or documentary purposes without the express written consent of Grantee. Notwithstanding the foregoing, the preceding does not prohibit non-commercial filming or photography on or of the Property for the personal use of Grantee, its successors and assigns, and other occupants of the Property.



*Debbie Conway*  
RECORDER





STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor's Parcel Number(s)

a. 139-19-811-004

b. 139-19-811-001

c. 139-19-811-003

d. 139-19-811.002

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: \_\_\_\_\_

3. a. Total Value/Sales Price of Property

\$ 1,865,630.00

b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

c. Transfer Tax Value:

\$ 1,865,630.00

d. Real Property Transfer Tax Due

\$ 9,516.60

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section NONE

b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.00%

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 \_\_\_\_\_

Capacity: Grantor

Signature \_\_\_\_\_

Capacity: Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Rancho Drive LLC, a Nevada Limited Liability Company

Print Name: Tracy Spadafora and Jacob Taylor

Address: 16000 Ventura Blvd, Ste 900

Address: 8400 W Sahara Ave

City: Encino

City: Las Vegas

State: CA

Zip: 91436

State: NV

Zip: 89117

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

Print Name: Fidelity National Title Agency of Nevada, Inc.

Escrow # 230155-018

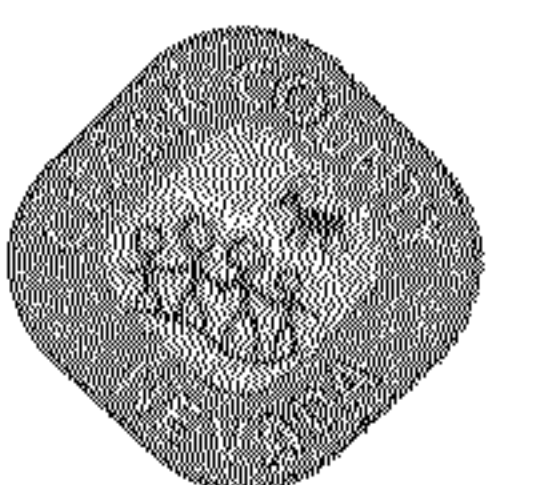
Address: 2450 St. Rose Pkwy., Suite 150

City: Henderson

State: NV

Zip: 89074

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



Debbie Conway  
RECORDER

CERTIFIED COPY, THIS  
DOCUMENT IS A TRUE AND  
CORRECT COPY OF THE  
RECORDED DOCUMENT MINUS  
ANY REDACTED PORTIONS

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a. 139-19-811-004  
b. 139-19-811-001  
c. 139-19-811-003  
d. 139-19-811-002

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: _____	

- 3.a. Total Value/Sales Price of Property \$ 0.00  
b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
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 3  
b. Explain Reason for Exemption: re-record Grant, Bargain, Sale Deed  
20230216-0001815 to correct the legal description

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  Capacity: Agent

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
Print Name: Rancho Drive LLC  
Address: 16000 Ventura Blvd Ste 900  
City: Encino  
State: CA                      Zip: 91436

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)** a  
Print Name: Tracy Spadafore & Jacob Taylor  
Address: 8400 West Sahara Ave  
City: Las Vegas  
State: NV                      Zip: 89117

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
Print Name: Fidelity National Title                      Escrow # 230155-018  
Address: 500 N. Rainbow Blvd Ste 105  
City: Las Vegas                      State: NV                      Zip: 89107