

APN: 1318-23-610-32

When Recorded, Mail to:
DAVID BINDRUP LAW FIRM, PLLC
10424 S Eastern Ave, Suite 101
Henderson, NV 89052

Mail Tax Statements to:
TITANIUM SERIES 8 LLC
c/o KRISTOPHER J. YERGER and PATRICIA A. YERGER
5550 Painted Mirage Rd. #320
Las Vegas, NV 89149

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That KRISTOPHER J. YERGER, also known as KRISTOPHER J. YERGER, JR., and PATRICIA A. YERGER, Trustees of the YERGER FAMILY TRUST, dated March 5, 2015, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to TITANIUM SERIES 8 LLC, a series of TITANIUM PROPERTIES LLC, established pursuant to NRS §86.296, all of their right, title and interest in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See attached Exhibit "A."

Commonly known as: 263 Chimney Rock Road, Stateline, NV 89449

GRANTEES' ADDRESS: TITANIUM SERIES 8 LLC
a series of TITANIUM PROPERTIES LLC
5550 Painted Mirage Rd. #320
Las Vegas, NV. 89149

SUBJECT TO:

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

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 15, IN BLOCK B OF LAKEWOOD KNOLLS ANNEX, ACCORDING TO THE MAP THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MAY 12, 1959 AS DOCUMENT NO, 14378.

TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES, IF ANY, THERETO BELONGING OR APPERTAINING, AND ANY REVERSIONS, REMAIDERS, RENTS, ISSUES OR PROFITS THEREOF.

EXHIBIT "B"
POWERS OF TRUSTEES

KRISTOPHER J. YERGER and PATRICIA A. YERGER, Trustees, are hereby vested with complete powers of disposition of the real estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustees shall be obligated to look beyond the terms of this instrument for power in the Trustees to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantee is likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustee purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "YERGER FAMILY TRUST" which was executed on March 5, 2015.

Witness their hands this June 23rd 2021.

Kristopher J. Yerger
KRISTOPHER J. YERGER, Trustee

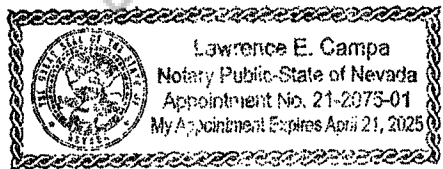
Patricia A. Yerger
PATRICIA A. YERGER, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this June 23rd, 2021, before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared KRISTOPHER J. YERGER, and PATRICIA A. YERGER personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Lawrence E. Campa
NOTARY PUBLIC



Lawrence E. Campa
Notary Public-state of Nevada
Appointment NO. 21-2075-01
My Appointment Expires April 21, 2025

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 1318-23-610-32
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
 Other

FOR RECORDER'S OPTION USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: Trust OK - JS

3. Total Value/Sales Price of Property \$ _____
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value \$ _____
Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 07
b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

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 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Patricia Jeyar Capacity Grantor
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>YERGER FAMILY TRUST</u>	Print Name: <u>TITANIUM SERIES 8 LLC</u>
Address: <u>5550 Painted Mirage Rd. #320</u>	Address: <u>5550 Painted Mirage Rd. #320</u>
City: <u>Las Vegas</u>	City: <u>Las Vegas</u>
State: <u>NV</u> Zip: <u>89149</u>	State: <u>NV</u> Zip: <u>89149</u>

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: David Bindrup Law Firm, PLLC Escrow #: _____
Address: 10424 S Eastern Ave, Suite 101
City: Henderson State: Nevada Zip: 89052