

State of Nevada
Declaration of Value

20030528
.02764

1. Assessor's Parcel Number(s)

- a) 163-05-113-004
b)
c)
d)

2. Type of Property:

- a) ☐ Vacant Land
c) ☐ Condo/Twnhse
e) ☐ Apt. Bldg.
g) ☐ Agricultural
i) ☐ Other
b) ☒ Single Fam. Resi
d) ☐ 2-4 Plex
f) ☐ Comm'/Ind'l
h) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$289,000.00

Deed in Lieu of Foreclosure Only (value of property):

Transfer Tax Value: \$289,000.00

Real Property Transfer Tax Due: \$722.50

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 _____

Capacity Seller

Signature _____

Capacity Buyer

Print Name: Poinier Family Trust, dated December 13, 2002
Address: 9108 Covered Wagon Avenue
City, State, Zip: Las Vegas, NV 89117

Print Name: Ori Solomon
Address: 8000 SPRING MTN RD. Dd103
City, State, Zip: LAS VEGAS NV 89117

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

Company Name: United Title of Nevada
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/ MICROFILMED)

United Title of Nevada
3980 Howard Hughes Pkwy., Ste. 100
Las Vegas, Nevada 89109

2764

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APN: 163-05-113-004
Affix R.P.T.T. \$722.50
WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:
ORI SOLOMON
9108 COVERED WAGON AVENUE
LAS VEGAS, NV 89117

130

3

ESCROW NO: 03103369-014-RMT

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Lee C. Poinier and Marilyn R. Poinier, as Trustees of The Poinier Family Trust, dated December 13, 2002,

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

Ori Solomon, a married man as his sole and separate property

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.

Witness my/our hand(s) on May 23, 2003

SELLERS:

Poinier Family Trust

Lee C. Poinier, Trustee

Marilyn R. Poinier
Marilyn R. Poinier, Trustee

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.02764

ESCROW NO: 03103369-014-RMT

STATE OF NEVADA)
COUNTY OF Clark) ss.
)

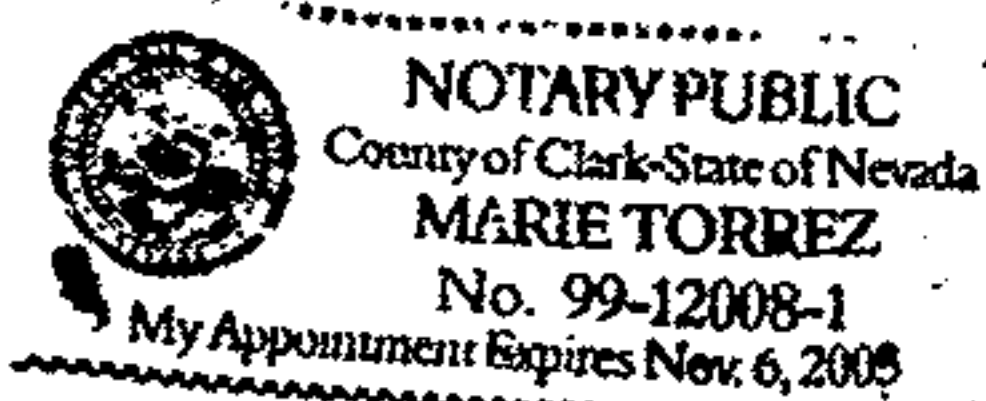
On this 27th day, May 2003

appeared before me, a Notary Public,

Lee C. Pomeroy & Marilyn P. Pomeroy
Heutee 9th Pomeroy Family Trust dated 12-13-02

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.

[Signature]
Notary Public



My commission expires: 11/6/2008

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Exhibit A

Parcel I:

Lot Fifty-Six (56) in Block Two (2) of HERITAGE ESTATES UNIT 1, as shown by map thereof on file in Book 47 of Plats, Page 52, and by that Certificate of Amendment recorded June 11, 1991 in Book 910611 as Document No. 01150, in the Office of the County Recorder of Clark County, Nevada.

Parcel II:

Non-exclusive easement for access, ingress, egress, drainage, maintenance, repairs and for use and enjoyment of Common Areas, and other purposes, all described in the Master Declaration.

***** CLARK COUNTY, NEVADA *****
FRANCES DEANE, RECORDER
RECORDED AT REQUEST OF: UNITED TITLE OF NEVADA
05-28-2003 14:09 CDO PAGE COUNT: 3
OFFICIAL RECORDS
BOOK/INSTR: 20030528-02764 FEE: 16.00
RPTT: 722.50