

A.P.N.: #140-26-311-024
R.P.T.T.: \$3,825.00

WHEN RECORDED MAIL TO and:
MAIL TAX STATEMENTS TO:
Sidewinder Investments, LLC
2225 West Pecos Road STE 10
Chandler, AZ 85224

Order #102324-DH

Inst #: 20220531-0004489
Fees: \$42.00
RPTT: \$3825.00 Ex #:
05/31/2022 03:24:24 PM
Receipt #: 5012015
Requestor:
Security 1st Title of Nev
Recorded By: WIHD Pgs: 4
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: THAT

Parlay Property Holdings, LLC, a Texas Limited Liability Company, (hereinafter referred to as "Grantor")

in valuable consideration, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN and SELL and CONVEY to

Sidewinder Investments, LLC, a Nevada Limited Liability Company, (hereinafter referred to as "Grantee")

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 for complete legal description.

SUBJECT TO: Taxes for the current fiscal year, not due or delinquent
Rights of way, reservations, restrictions, easements and conditions of record.
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

In Witness Whereof the said, Grantor, hereunto set by hands and seals this 20th
day of May, 2022.

Parlay Property Holdings, LLC, a Texas Limited Liability Company

By: Mathew Beck
Mathew Beck, Representative

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on this 20th day of
May, 2022, by Mathew Beck, Representative of Parlay
Property Holdings, LLC.

Danielle Hansen
Signature of notarial officer

My Commission Expires: 5-29-23

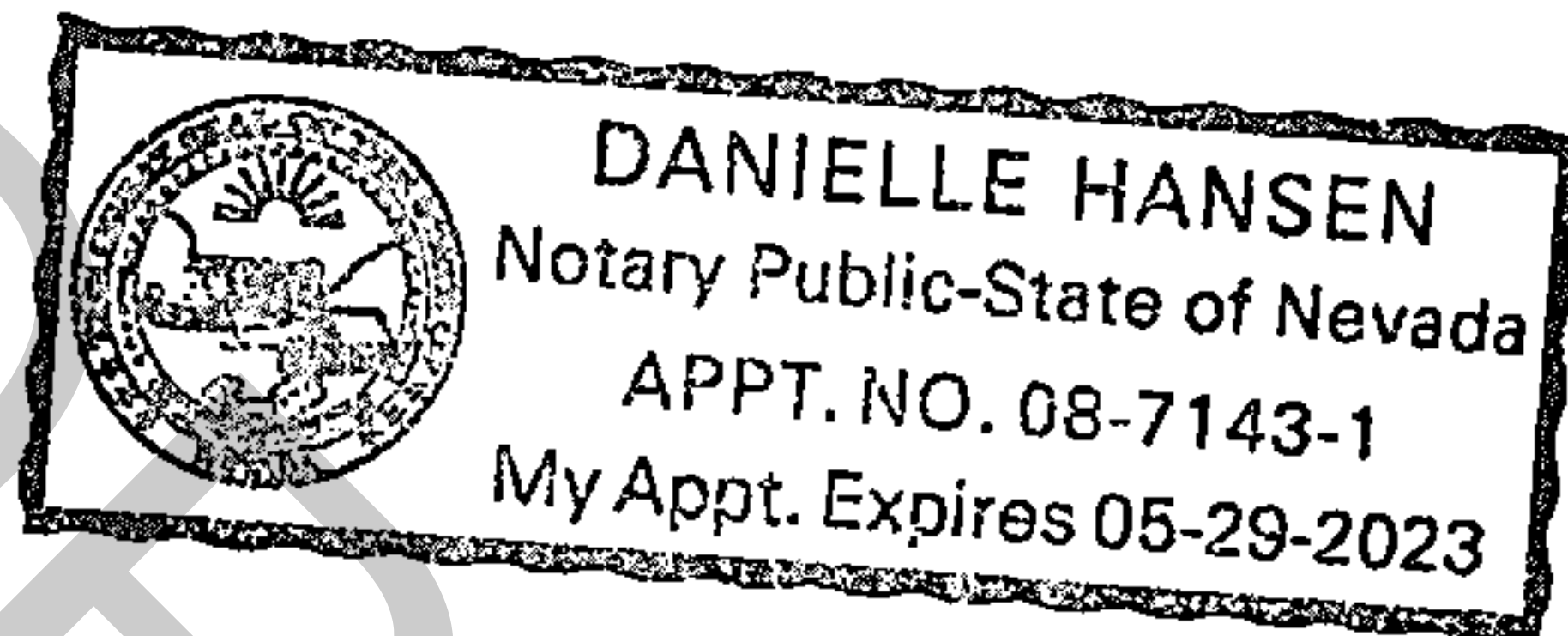


EXHIBIT A

LOT TWENTY NINE (29) IN BLOCK FOUR (4) OF COVENTRY ESTATES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 73 OF PLATS, PAGE 26, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

APN: 140-26-311-024

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) 140-26-311-024
b) _____
c) _____
d) _____

2. Type of Property:
a) ☐ Vacant Land b) ☒ Sgl. Fam. Residence
c) ☐ Condo/twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☐ Other: _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No.: _____

Book _____ Page _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sale Price of Property: \$750,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$750,000.00
d. Real Property Transfer Tax Due: \$3,825.00

4. IF EXEMPTION CLAIMED:

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

5. Partial Interest: Percentage Being Transferred: 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 the 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)

Print Name: Parlay Property Holdings, LLC
Address: 7361 West Charleston Boulevard, 110
City: Las Vegas
State: NV Zip: 89117

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sidewinder Investments, LLC
Address: 2225 West Pecos Road
City: Chandler
State: AZ Zip: 85224

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

Print Name: Security 1st Title of Nevada Esc. #: 102324-DH
Address: 9500 Hillwood Drive, Suite 110
City: Las Vegas State: NV Zip: 89134

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED