GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Paul E. Masto and Catherine Cortez Masto, husband and wife as community property with rights of survivorship

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to RG Property2990 LLC, A Texas Limited Liability Company

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

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION


2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.
STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on April 15, 2020 by
Paul E. Masto and Catherine Cortez Masto

WITNESS my hand and official seal

NOTARY PUBLIC in and for said County and State.

Paul E. Masto
Catherine Cortez Masto

Notary Public - State Of Nevada
County Of Clark
CHELSEA ABBOTT
NO: 18-4034-1
My Appointment Expires
OCTOBER 19, 2022
EXHIBIT A - LEGAL DESCRIPTION

PARCEL I:

Lot One (1) of BELCASTRO ESTATES, as shown by map thereof on file in Book 46 of Plats, Page 10, in the Office of the County Recorder of Clark County, Nevada.

PARCEL II:

A non-exclusive easement for ingress and egress, Private Street and Public Utilities over Jamaica Court as designated on the map of Belcastro Estates, on file in Book 46 of Plats, Page 10, in the Office of the County Recorder of Clark County, Nevada.
STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 163-03-810-001
   b) ____________________________
   c) ____________________________
   d) ____________________________

2. Type of Property:
   a) ☐ Vacant Land  b) ☑ Single Fam. Res.
   c) ☐ Condo/Townhouse d) ☐ 2-4 Plox
   e) ☐ Apt. Bldg.  f) ☐ Comm/Indi
   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 $ 283,000.00
   b) Deed in Lieu of Foreclosure Only (value of property) $ __________________
   c) Transfer Tax Value: $ 283,000.00
   d) Real Property Tax Due $ 1,443.30

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 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: Grantee

SELLER (GRANTOR) INFORMATION
(Required)
Print Name: Paul E. Masto, Catherine Cortez Masto
Address: 600 S. Grand Central Pkwy, Las Vegas, NV 89155
City, State, Zip: Las Vegas, NV 89155

BUYER (GRANTEE) INFORMATION
(Required)
Print Name: RG Property2990 LLC
Address: 4747 Bellaire Blvd, Ste 550
City, State, Zip: Bellaire, TX 77401

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)
Nevada State Title
2470 Paseo Verde Pkwy #175
Henderson, NV 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)