

Inst #: 20200416-0001808

Fees: \$42.00

RPTT: \$1443.30 Ex #:

04/16/2020 03:01:04 PM

Receipt #: 4050184

Requestor:

NEVADA STATE TITLE

Recorded By: OSA Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

APN: 163-03-810-001

**RECORDING REQUESTED BY:**

NEVADA STATE TITLE

Escrow No. 2020044689

**When Recorded Mail Document  
and Tax Statement To:**

RG Property2990 LLC

4747 Bellaire Blvd, Ste 550

Bellaire, TX 77401

RPTT: \$ 1,443.30

**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

SUBJECT TO:1. Taxes for the fiscal year 2019-2020.

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.

Paul E Masto  
Paul E. Masto  
Catherine Cortez Masto  
Catherine Cortez Masto

STATE OF NEVADA

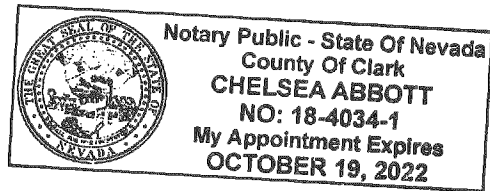
COUNTY OF CLARK

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

Paul E. Masto  
Catherine Cortez Masto

WITNESS my hand and official seal.

Chelsea Abbott  
NOTARY PUBLIC in and for said County and  
State.



PROFESSOR'S COPY

**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.

ASSESSOR'S COPY

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 163-03-810-001
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |                             |                 |  |                  |
|-----------------------------|-----------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land     | b) <input checked="" type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Townhouse | d) <input type="checkbox"/>            | 2-4 Plex         |
| e) <input type="checkbox"/> | Apt. Bldg.      | f) <input type="checkbox"/>            | Comm'l/Ind'l     |
| g) <input type="checkbox"/> | Agricultural    | h) <input type="checkbox"/>            | Mobile Home      |
| i) <input type="checkbox"/> | Other           |  |                  |

FOR RECORDERS OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	


- |       |  |    |                   |
|-------|--|----|-------------------|
| 3. a) | Total Value/Sales Price of Property                  | \$ | <u>283,000.00</u> |
| b)    | Deed in Lieu of Foreclosure Only (value of property) | \$ | _____             |
| c)    | Transfer Tax Value:                                  | \$ | <u>283,000.00</u> |
| d)    | Real Property Tax Due                                | \$ | <u>1,443.30</u>   |

**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:   
 Signature: \_\_\_\_\_

Capacity: Agent  
 Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(Required)  
 Print Name: Paul E. Mastro, Catherine Cortez Mastro  
 Address: 500 S. Grand Central Pkwy  
 City, State, Zip: Las Vegas, NV 89155

(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 Escrow #: **AR-2020044689-**  
 2470 Paseo Verde Pkwy #175  
 Henderson, NV 89074