

39  
RPTT: Exempt 8  
APN: 138-31-212-002  
138-31-312-001  
138-31-312-002  
138-31-418-001  
138-31-610-002

20050414-0002951  
Fee: \$18.00 RPTT: EX#008  
N/C Fee: \$25.00  
04/14/2005 13:59:00  
T20050068007  
Requestor:  
STEWART TITLE OF NEVADA  
Frances Deane JSB  
Clark County Recorder Pgs: 5

RECORDING REQUESTED BY STEWART TITLE  
AND WHEN RECORDED MAIL TO:

Fore Stars, Ltd.  
851 S. Rampart Blvd., Suite 220  
Las Vegas, Nevada 89145  
Attention: Larry A. Miller



MAIL TAX STATEMENTS TO:

Same as above.

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**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **PECCOLE 1982 TRUST, DATED FEBRUARY 15, 1982**, as to an undivided Forty Five percent (45%) interest and **WILLIAM PETER AND WANDA RUTH PECCOLE FAMILY LIMITED PARTNERSHIP**, as to an undivided Fifty Five percent (55%) interest, whose addresses are 851 S Rampart Blvd., Las Vegas, Nevada 89145, does hereby grant, bargain, sell and convey to **FORE STARS, LTD.**, a Nevada limited liability company, whose address is 851 S. Rampart Blvd., Suite 220, Las Vegas, Nevada 89145, that certain real property in the County of Clark, State of Nevada, more particularly described in Exhibit "1" attached hereto and incorporated herein by this reference.

SUBJECT TO (a) non-delinquent taxes for the fiscal year 2004 - 2005, (b) encumbrances, covenants, conditions, restrictions, reservations, rights-of-way and easements that are validly of record and (c) all matters that would be revealed by an accurate ALTA Survey or physical inspection of the real property.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated as of: April 11, 2005

PECCOLE 1982 TRUST, DATED  
FEBRUARY 15, 1982

By: Peccole-Nevada Corporation, Trustee

By: Larry A. Miller  
Larry A. Miller, Chief Executive Officer

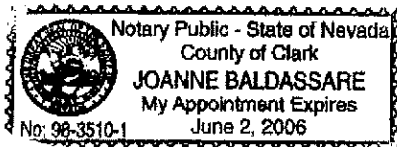
WILLIAM PETER AND WANDA RUTH  
PECCOLE FAMILY LIMITED PARTNERSHIP

By: Peccole-Nevada Corporation, General Partner

By: Larry A. Miller  
Larry A. Miller, Chief Executive Officer

STATE OF NEVADA        )  
                                  ) ss  
COUNTY OF CLARK     )

This instrument was acknowledged before me on April 11, 2005, by Larry A. Miller Chief Executive Officer of Peccole-Nevada Corporation, the Trustee of the Peccole 1982 Trust, dated February 15, 1982 and the General Partner of the William Peter and Wanda Ruth Peccole Family Limited Partnership.



Joanne Baldassare  
NOTARY PUBLIC  
My commission expires: June 2, 2006

291  
**STATE OF NEVADA  
 DECLARATION OF VALUE**

1. Assessor Parcel Number(s):  
 a) 138-31-212-002  
 b) 138-31-312-001  
 c) 138-31-312-002  
 d) 138-31-418-001  
 e) 138-31-610-002

2. Type of Property  
 a)  Vacant Land      b)  Single Fam. Res.  
 c)  Condo/Twnhse    d)  2 - 4 Plex  
 e)  Apartment Bldg.   f)  Comm'l / Ind'l  
 g)  Agricultural      h)  Mobile Home  
 i)  Other: \_\_\_\_\_

| FOR RECORDERS OPTIONAL USE ONLY |             |
|---------------------------------|-------------|
| Document/Instrument No.:        | _____       |
| Book: _____                     | Page: _____ |
| Date of Recording:              | _____       |
| Notes:                          | _____       |

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

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section 8  
 b. Explained Reason for Exemption: transfer to a business entity of which grantor is the 100% owner

5. Partial Interests: 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: see A attached      Capacity: see A attached  
 Signature: see B attached      Capacity: see B Attached

**SELLER (GRANTOR) INFORMATION  
 (REQUIRED)**

Print Name: see C attached  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION  
 (REQUIRED)**

Print Name: Fore Stars, Ltd.  
 Address: 851 S. Rampart Blvd. #220  
 City: Las Vegas  
 State: Nevada      Zip: 89145

**COMPANY REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Stewart Title of Nevada      Escrow # 405137-LJJ  
 Address: 3773 Howard Hughes Parkway  
 City: Las Vegas      State: NV      Zip: 89109

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

2915  
 PRJ-63491  
 02/25/16

STATE OF NEVADA DECLARATION OF VALUE SIGNATURE PAGE

Accessor Parcel Number(s):

- a) 138-31-212-002
- b) 138-31-312-001
- c) 138-31-312-002
- d) 138-31-418-001
- e) 138-31-610-002

A: Signature: *Larry A. Miller* Capacity: Chief Executive Officer of Peccole-Nevada Corporation, Trustee of the Peccole 1982 Trust dated February 15, 1982 and General Partner of the William Peter and Wanda Ruth Family Limited Partnership

B. Signature: *Larry A. Miller* Capacity: Chief Executive Officer of Peccole-Nevada Corporation, Manager of Fore Stars, Ltd.

C. Peccole 1982 Trust dated February 15, 1982  
851 S. Rampart Blvd., Suite 220  
Las Vegas, Nevada 89145

William Peter and Wanda Ruth Peccole Family Limited Partnership  
851 S. Rampart Blvd., Suite 220  
Las Vegas, Nevada 89145

*9951*

PRJ-63491  
02/25/16