

5-1

20070830-0004212

Fee: \$17.00 RPTT: \$6,630.00  
N/C Fee: \$0.00

08/30/2007 14:42:38  
T20070156770

Requestor:  
FIRST AMERICAN TITLE COMPANY OF NEVADA

Debbie Conway DGI  
Clark County Recorder Pgs: 5

A.P.N.: 162-15-501-024 and 162-15-501-016  
File No: NCS-307539-HHLV (ak)  
R.P.T.T.: \$6,630.00 C

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COPY

When Recorded Mail To: Mail Tax Statements To:  
Ventura Enterprises Investment & Development, Inc.  
4431 S. Eastern Ave. Suite #2  
Las Vegas, NV 89119

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,

Jose Peral and Azalea Peral, husband and wife as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to

Jaime Sirebrenik and Irene Sirebrenik, trustees of The Jaime and Irene Sirebrenik Trust dated October 22, 1996, as to an undivided 25% and Gerry Schwarzblatt and Monica Schwarzblatt, trustees of The Gerry and Monica Schwarzblatt Trust dated October 29, 1996, as to an undivided 25% and Samuel Ventura, a married man as his sole and separate property as to an undivided 50%

the real property situate in the County of Clark, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 08/07/2007

ASS

\_\_\_\_\_  
Jose Peral

\_\_\_\_\_  
Azalea Peral

COPY

STATE OF NEVADA

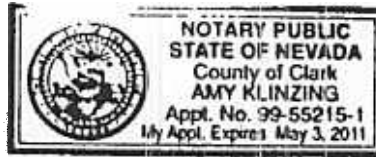
COUNTY OF CLARK

ss.

This instrument was acknowledged before me on August 22, 2007 by Jose Peral and Azalea Peral.

\_\_\_\_\_  
Notary Public

(My commission expires: 5/3/11)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated August 07, 2007 under Escrow No. NCS-307539-HHLV.

ASSISTANT

**EXHIBIT "A"**

**PARCEL ONE (1):**

**THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 15; THENCE WESTERLY, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 15, A DISTANCE OF 637.5 FEET TO A POINT; THENCE SOUTHERLY, PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 15, A DISTANCE OF 165.00 FEET TO A POINT; THENCE EASTERLY, PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 15, A DISTANCE OF 437.5 FEET TO A POINT; THENCE SOUTHERLY, PARALLEL TO SAID EAST LINE, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF (S ½) OF THE SOUTH HALF (S ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 15; THENCE WESTERLY ALONG THE MENTIONED NORTH LINE TO A POINT BEING 560.00 FEET EASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SAID SECTION 15; THENCE NORTHERLY, PARALLEL TO THE WEST LINE, A DISTANCE OF 165.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY PARALLEL TO THE WEST LINE, A DISTANCE OF 135.00 FEET TO A POINT; THENCE EASTERLY, PARALLEL TO THE NORTH LINE OF THE SOUTH HALF (S ½) OF THE SOUTH HALF (S ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 15, A DISTANCE OF 70.00 FEET TO A POINT; THENCE SOUTHERLY A DISTANCE OF 135.00 TO A POINT BEING EASTERLY 70.00 FEET FROM THE TRUE POINT OF BEGINNING; THENCE WESTERLY 70.00 FEET TO THE TRUE POINT OF BEGINNING.**

**PARCEL TWO (2):**

**THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:**

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 15; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 15, A DISTANCE OF 560.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 15 A DISTANCE OF 165.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO MATTHEW R LEIZER AND JEANNE LEIZER BY DEED RECORDED AUGUST 29, 1958 AS DOCUMENT NO. 139295 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE EASTERLY ALONG THE SOUTH LINE OF THE LAST MENTIONED CONVEYED PARCEL A DISTANCE OF 70.00 FEET TO A POINT; THENCE SOUTHERLY AND PARALLEL TO THE AFOREMENTIONED WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 15, A DISTANCE OF 165.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 15; THENCE WESTERLY, ALONG SAID NORTH LINE, A DISTANCE OF 70.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTH THIRTY FEET (30.00') OF SAID LAND AS CONVEYED TO CLARK COUNTY FOR ROAD PURPOSES BY THOSE CERTAIN DEEDS RECORDED JANUARY 8, 1980 IN BOOK 1170 AS DOCUMENT NOS. 1129823 AND 1129824, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ASSESSED

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 162-15-501-024
- b) 162-15-501-016
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

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

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$1,300,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )

Transfer Tax Value: \$1,300,000.00

Real Property Transfer Tax Due \$6,630.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: N/A
- b. Explain reason for exemption: N/A

5. Partial Interest: Percentage being transferred: 100 %

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: *Jose Peral* FBO

Signature: *Samuel Ventura* FBO

Capacity: Grantor

Capacity: Grantee

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

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

Print Name: Jose Peral and Azalea Peral

Address: 8689 W. Sahara Ave. Suite #180

City: Las Vegas

State: NV Zip: 89147

Print Name: Samuel Ventura

Address: 4431 S. Eastern Ave, Ste 2

City: Las Vegas

State: NV Zip: 89119

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

First American Title Insurance  
Company National Commercial

Print Name: Services

Address: 3960 Howard Hughes Parkway, S-380

City: Las Vegas

File Number: NCS-307539-HHLV ak/np

State: NV Zip: 89169

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

*4/2/12*