

EUREKA COUNTY, NV
RPTT:\$0.00 Rec:\$37.00
\$37.00 Pgs=4
ROBERT L BOLICK, LTD.
KATHERINE J. BOWLING, CLERK RECORDER E07

2024-252972

08/06/2024 02:26 PM

APN: 002-023-30

**RECORDING REQUESTED BY:
WHEN RECORDED DELIVER TO:**

ROBERT L. BOLICK, LTD.
10000 W. Charleston Blvd., Suite 110
Las Vegas, Nevada 89135

MAIL TAX STATEMENTS TO:

HOME MEANS NEVADA TRUST
5052 Sock Hop Way
North Las Vegas, NV 89031

QUITCLAIM DEED

For good and valuable consideration, the receipt of which is hereby acknowledged,

ISRAEL CARRILLO, a married man as his sole and separate property (having taken title as a single man), does hereby quitclaim to

ISRAEL CARRILLO and VASTI MEJIA, as Trustees of the HOME MEANS NEVADA TRUST dated July 30, 2024, all of his undivided one-third (1/3) interest in the following described real property in the State of Nevada, County of Eureka:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE

SUBJECT TO: 1. Taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Commonly known as: vacant land.

DATED this 6th day of August, 2024.

Israel Carrillo
ISRAEL CARRILLO

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

On this 6th day of August, 2024, before me, a notary public, personally appeared ISRAEL CARRILLO, personally known to me (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person or entity upon behalf of which person acted, executed the instrument.

Sheila Petrillo
NOTARY PUBLIC

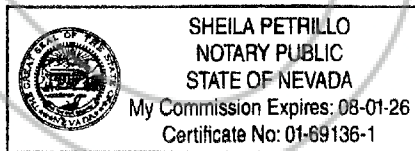
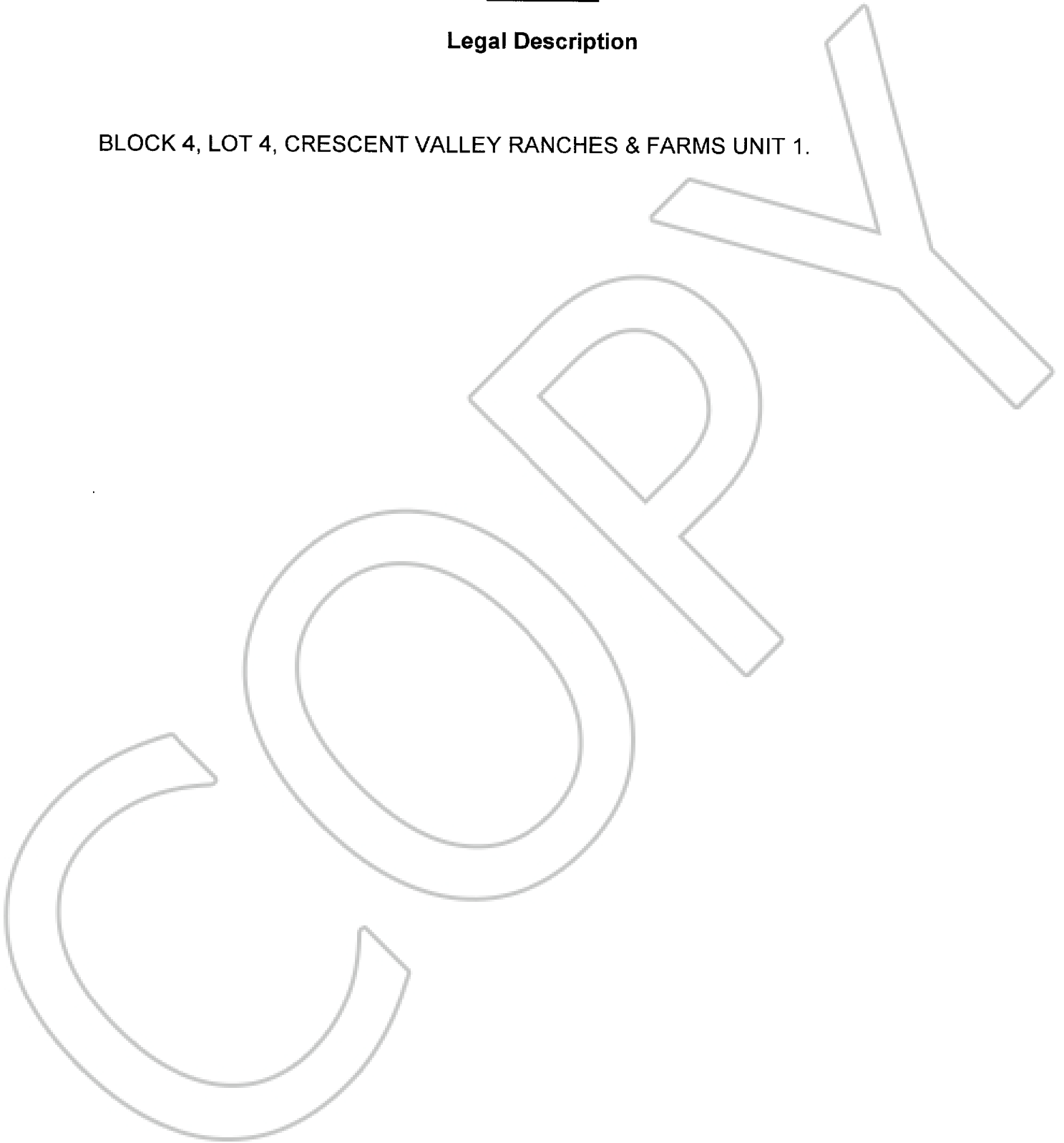


EXHIBIT A

Legal Description

BLOCK 4, LOT 4, CRESCENT VALLEY RANCHES & FARMS UNIT 1.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 002-023-30
 b) _____
 c) _____

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'l
 g) Agricultural h) Mobile Home
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$ _____ N/A
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: This is a transfer of title without consideration to an inter vivos trust.

5. Partial Interest: Percentage being transferred: 33 %

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 Clayton Leonard Capacity Attorney for Grantor
 Signature Clayton Leonard Capacity Attorney for Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: ISRAEL CARRILLO
 Address: 5052 Sock Hop Way
 City: Las Vegas
 State: Nevada Zip: 89131

Print Name: HOME MEANS NEVADA TRUST
 Address: 5052 Sock Hop Way
 City: Las Vegas
 State: Nevada Zip: 89131

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

Print Name: ROBERT L. BOLICK, LTD. Esc. #: N/A
 Address: 10000 W. Charleston Blvd., Suite 110
 City: Las Vegas State: Nevada Zip: 89135

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

**CERTIFICATE OF TRUST
OF THE
HOME MEANS NEVADA TRUST**

The undersigned, ISRAEL CARRILLO and VASTI MEJIA, residents of Clark County, Nevada, and as Trustees, have executed that certain document entitled the "HOME MEANS NEVADA TRUST" on July 30, 2024, and any amendments thereto (hereinafter referred to as the "trust"), which provides in pertinent parts as follows:

1. TRUSTORS. The Trustors under the terms of the trust are ISRAEL CARRILLO and VASTI MEJIA.

2. TRUSTEES. The Trustees under the trust are ISRAEL CARRILLO and VASTI MEJIA.

3. SUCCESSOR TRUSTEE. If either original Trustee ceases to serve as Trustee, the other shall serve as the sole successor Trustee. If both original Trustees cease to serve as Trustee, MARCELA (MARCY) RODRIGUEZ shall serve as successor Trustee. If she is unable or unwilling to serve as successor Trustee for any reason, SUSAN MEJIA shall serve as successor Trustee. Any Trustee may resign at any time. No Trustee need post bond.

4. VESTING OF PROPERTIES. Title to properties held in the trust shall be vested as follows:

"ISRAEL CARRILLO and VASTI MEJIA, as Trustees of the HOME MEANS NEVADA TRUST dated July 30, 2024."

5. IDENTIFICATION NUMBER OF TRUST. The tax identification number of the trust is the social security number of ISRAEL CARRILLO or VASTI MEJIA.

6. POWER TO AMEND OR REVOKE. During the life of the Trustors, the Trust may be revoked in whole or in part by an instrument in writing signed by the Trustors and delivered to the Trustee. The Trustors may at any time during their life amend any of the terms of the Trust by an instrument in writing signed by the Trustors and delivered to the Trustee.

7. POWER TO ACT. Each original Trustee may act alone on behalf of the trust relating to his or her separate property. A Trustor shall not have the power to deal with the separate property of the other Trustor, but may act as a successor Trustee in a fiduciary capacity after the death of the first spouse to die.

8. POWERS OF TRUSTEES. In addition to those powers outlined in the trust agreement and under NRS 163.265 through 163.410, inclusive, the Trustee shall have the following powers:

(a) The Trustee shall have power to retain indefinitely assets received by the Trustee from either Trustor during life or as part of, or from, either Trustor's estate, as long as in the Trustee's judgment it is advisable to do so. However, this power shall not give the Trustee the right to withhold any required distributions to any beneficiary of this trust.

(b) The Trustee shall have power to carry on in the same form, to continue to hold indefinitely and to expand any trade, business or other enterprise, whether or not incorporated, which was carried on by either Trustor in such Trustor's lifetime, as long as in the fiduciary's judgment it is advisable to do so.

(c) The Trustee shall have the power to vote, in person or by proxy, any shares of stock, and to participate in or consent to any reorganization, dissolution, liquidation, merger, or other action affecting any such shares of stock of any corporation which has issued such shares of stock. The Trustee may also participate in the management of any closely-held corporation, and may serve as an officer or director. The Trustee may similarly hold and vote the membership interests or partnership interests of any limited-liability company or partnership held in trust.

(d) The Trustee shall have power to execute and deliver full or partial releases, by deed or otherwise, with respect to any conditional sale contract, mortgage, deed of trust, or security agreement, on real or personal property sold or held as security by either Trustor or by the Trustee, in exchange for full or part cash payment of sums remaining due, or for the purchaser's or debtor's note for the sum remaining due secured by security which in the fiduciary's judgment is adequate.

(e) The Trustee may borrow money for, or lend money at a reasonable rate of interest to any trust created herein, to be secured by the assets of the trust as against the beneficiaries, whenever in the fiduciary's judgment such a loan would protect such trust or would otherwise be in the best interests of the beneficiaries thereof. The Trustee may open and maintain safety deposit boxes in the name of the trust.

(f) The Trustee may invest and reinvest funds and other assets in such properties as persons of prudence, discretion and intelligence purchase for their own accounts, having regard not to speculation (except for original Trustees), but to the permanent disposition of their funds and considering the probable income as well as the probable safety of their capital, including, but not

by way of limitation, stocks, bonds, securities, common trust funds, shares, mutual funds and obligations of the Trustee and shares and obligations of any affiliate, whether or not of the character otherwise permitted by law for the investment of funds of a Trustee.

(g) In the event all conditions precedent to final distribution of any trust created herein have been satisfied prior to completion of administration of Trustor's estate, the Trustee may distribute all of the assets, which would otherwise have been distributed through such trust, directly to the remainder beneficiaries without funding the trust.

(h) During the life of either Trustor, with such Trustor's consent, the Trustee shall be authorized to buy, sell and margin, and for such other purposes may open and maintain margin, option and commodities accounts with brokers, and may pledge any securities held or purchased by them with such brokers as security for loans and advances made by the Trustee.

(i) The Trustee shall have full power and discretion to determine what is principal or income of a trust and apportion and allocate receipts and expenses between these accounts. The Trustee shall also have discretion in making distribution of the corpus of any trust estate for which such Trustee is responsible, to allocate assets, in cash or in kind, among the distributees, based upon values on the date or dates of distribution, except to the extent that any such allocation may conflict with other specific provisions or directions contained in this Trust Agreement. In making such allocations, the Trustee is specifically authorized to take into account the basis for gain or loss which each asset will carry in the hands of the distributee and the circumstances of the distributee with respect to the tax consequences of holding and disposing of the asset to the extent such circumstances are known to, or anticipated by, the Trustee.

(j) The Trustee may make payments hereunder directly to any beneficiary under disability, to the guardian of his or her person or estate, to any other persons deemed suitable by Trustee, or by direct payment of such beneficiary's expenses.

(k) The Trustee may employ agents, attorneys, brokers, and other employees, individual or corporate, and to pay them reasonable compensation.

(l) The Trustee may in his discretion, after giving thirty (30) days' written notice to all beneficiaries of a trust, terminate any trust created by this agreement when the assets of the trust are of such a value as to make administration of the trust impractical or imprudent for any reason, including the

cost of administering the trust, filing tax returns, etc. The Trustee shall have the sole discretion to determine when a trust should be terminated.

(m) When more than one trust is created after the death of one or both Trustors, Trustee, in his sole discretion, may commingle for investment purposes only, the funds of one trust with the funds of one or more other trusts, provided that accurate records are kept on the property and earnings of each trust.

(n) For as long as either Trustor lives, Trustee shall comply with all written directions made by either Trustor with respect to the retention, sale, exchange or other acquisition, disposition, investment or reinvestment of any property of such Trustor held by Trustee. Trustee shall be immune from all liability by reason of complying with such written directions of such Trustor.

(o) Until the Trustee receives actual notice of any birth, marriage, death or other event upon which right to payment from this trust may depend, the Trustee shall incur no liability to persons who may have been affected by such event for disbursements made in good faith.

(p) The enumeration of certain powers of the Trustee shall not limit his general powers, subject always to the discharge of his fiduciary obligations, and being vested with and having all the rights, powers, and privileges which an absolute owner of the same property would have.

(q) The Trustee is authorized to employ attorneys, accountants, investment advisors, specialists and such other agents as he or she shall deem necessary or desirable. The Trustee shall have the authority to appoint an investment manager or managers to manage all or any part of the assets of the trust, and to delegate to said manager investment discretion. Such appointment shall include the power to acquire and dispose of such assets. The Trustee may charge the compensation of such attorneys, accountants, investment advisors, investment managers, specialists and other agents and any other expenses against the trust.

(r) After the death of both spouses, upon any division or partial or final distribution of the trust estate, the successor Trustee shall have the power to partition, allot and distribute the trust estate in undivided interest or in kind, or partly in money and partly in kind, at valuations determined by the Trustee, and to sell such property as the Trustee, in the Trustee's discretion, considers necessary to make such division or distribution. In making any division or partial or final distribution of the trust estate, the Trustee shall be under no obligation to make a pro rata division or to distribute the same assets to beneficiaries similarly situated. Rather, the Trustee may, in the Trustee's discretion, make non pro rata divisions between trusts or shares and non pro rata distributions to beneficiaries

as long as the respective assets allocated to separate trusts or shares or the distributions to beneficiaries have equivalent or proportionate fair market value. The income tax basis of assets allocated or distributed non pro rata need not be equivalent and may vary to a greater or lesser amount, as determined by the Trustee, in his or her sole discretion, and no adjustment need be made to compensate for any difference in basis.

(s) The Trustee shall have the power to deal with any governmental agency and to make applications for, receive and administer any of the following benefits, if applicable: Social Security, Medicare, Medicaid, Supplemental Security Income, In-Home Support Services, and any other government resources and community support services available to the elderly or disabled.

(t) The Trustee shall have the power to explore and implement planning strategies and options and to plan and accomplish asset preservation in the event a spouse needs long-term health or nursing care. Such planning shall include, but is not limited to the power and authority to: (1) make home improvements and additions to the spouse's family residence; (2) pay off, partly or in full, any encumbrance on the spouse's family residence; (3) purchase a family residence; (4) transfer the family residence to the spouse who does not need long-term medical, health, or nursing care; (5) divide separate property assets between the spouses; or (6) make gifts of assets for estate planning purposes to the remainder beneficiaries.

9. CERTIFICATION. The Trustees hereby certify that the trust is in full force and effect and has not been revoked or amended to make any representations contained in the certification incorrect. The signatures below are that of the currently acting Trustees.

[notary acknowledgement and signatures attached]

Dated this 30 day of July, 2024.

Israel Carrillo
ISRAEL CARRILLO, Trustee

Vasti Mejia
VASTI MEJIA, Trustee

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

On this 30th day of July, 2024, before me, a notary public, personally appeared ISRAEL CARRILLO and VASTI MEJIA, as Trustees, personally known to me (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to the above instrument, and who acknowledged that they executed the foregoing Certificate of Trust.

Dena Logan
NOTARY PUBLIC

