

APN: 005-260-29

RETURN RECORDED DEED TO:
KYLE A. WINTER, ESQ.
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702

EUREKA COUNTY, NV
RPTT:\$0.00 Rec:\$37.00
\$37.00 Pgs=2
ALLISON MACKENZIE LTD
KATHERINE J. BOWLING, CLERK RECORDER E07

2025-254817
06/26/2025 01:18 PM

GRANTEES/MAIL TAX STATEMENTS TO:
Ciara J. Radcliff and Troy D. Radcliff
163 Prospect Avenue Unit A
Long Beach, CA 90803

The person executing this document hereby affirms
that this document submitted for recording does
not contain the social security number of any
person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on 6-13, 2025, by and between
SHINICHI NIMURA, Trustee of the RADCLIFF TRUST DATED APRIL 15, 1999, grantor,
and CIARA J. RADCLIFF and TROY D. RADCLIFF, as tenants in common grantees.

WITNESSETH:

The grantor, for good and valuable consideration to him in hand paid by the
grantees, the receipt whereof is hereby acknowledged, does by these presents grant, bargain,
and sell to the grantees, and to their successors and assigns, all that certain parcel of real
property situate in Eureka County, Nevada, consisting of approximately 40 undeveloped
acres, more particularly described as follows:

The Southwest one quarter of the Northeast one
quarter, Section 17, Township 30 North, Range
49 East, M.D.B.M., as per government survey.


(This legal description was previously recorded
on February 7, 1964, as document number
39571, and on February 21, 2025, as document
number 254267, official Records of Eureka
County).

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.

RADCLIFF TRUST DATED APRIL 15, 1999


SHINICHI NIMURA, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

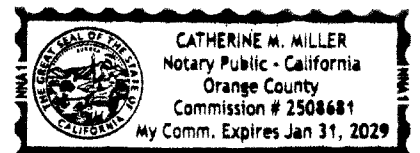
STATE OF CALIFORNIA)
 : ss
COUNTY OF Orange)

On June 13, 2025, 2025, before me, Catherine M. Miller, Notary Public personally appeared, SHINICHI NIMURA, who 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Catherine M. Miller (SEAL)



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 002-714-01
b) _____
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'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY

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: \$ -0-

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 7
b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

5. Partial Interest: Percentage being transferred: 100.0 %

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 _____ Agent

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

Shinichi Nimura, Trustee of the Radcliff
Print Name: Trust Dated April 15, 1999
Address: 163 Prospect Avenue Unit A
City: Long Beach
State: CA Zip: 90803

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

Print Name: Ciara J. Radcliff and Troy D. Radcliff
Address: 163 Prospect Avenue Unit A
City: Long Beach
State: CA Zip: 90803

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Allison MacKenzie, Ltd. by Kyle A. Winter, Esq. Escrow # _____
Address: 402 N. Division Street / P.O. Box 646
City: Carson City State: NV Zip: 89702

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