

6

Inst #: 20160928-0000918

Fees: \$22.00

N/C Fee: \$0.00

09/28/2016 09:25:42 AM

Receipt #: 2885074

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
and avoid printing in the 1" margins of document)

APN# 163-01-702-005

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/owner.aspx>)

Requestor:

LAS VEGAS CITY (PLANNING)

Recorded By: GLORD Pgs: 6

DEBBIE CONWAY

CLARK COUNTY RECORDER

TITLE OF DOCUMENT

(DO NOT Abbreviate)

BILL NO. 2016-47

20160822-0001066

ORDINANCE NO. 6546

ANX-64026 - CORRECTIVE DOCUMENT

Document Title on cover page must appear EXACTLY as the first page of the document
to be recorded.

RECORDING REQUESTED BY:

Carman Burney, City of Las Vegas, Department of Planning

RETURN TO: Name Carman Burney

Address 333 North Rancho Drive, 3rd Floor

City/State/Zip Las Vegas, Nevada 89106

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name _____

Address _____

City/State/Zip _____

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

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1
2
3 CERTIFIED AS A TRUE COPY

4 LuAnn D. Holmes, City Clerk
City of Las Vegas 9/27/16
5 pgs

6
7
8
9 BILL NO. 2016-61

10 ORDINANCE NO. 6550

11 AN ORDINANCE TO AMEND ORDINANCE NO. 6546 (REGARDING THE EXTENSION OF
12 THE CORPORATE LIMITS OF THE CITY) TO CORRECT THE LEGAL DESCRIPTION OF
13 THE ANNEXED TERRITORY, AND TO PROVIDE FOR OTHER RELATED MATTERS.
(PERTAINING TO ANNEXATION ANX-64026)

14 Proposed by: David N. Bowers, Director of
15 Public Works

Summary: Amends Ordinance No. 6546,
relating to the annexation of property, to
correct the legal description contained therein
(Location – northeast corner of El Parque
Avenue and Mohawk Street).

16
17 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
18 ORDAIN AS FOLLOWS:

19 SECTION 1: Ordinance No. 6546 of the City of Las Vegas, Nevada, is hereby
20 amended by amending Section 1 thereof to read as follows, with bracketing showing deleted
21 language and underlining indicating added language:

22
23 SECTION 1: The corporate limits of the City of Las Vegas, Nevada, are hereby
24 extended to annex, include, and make a part of the City of Las Vegas, Nevada, the
25 following described real property:

Government Lot 48 in the Southeast Quarter (SE 1/4) of Section 1,
Township 21 South, Range [61] 60 East, MDM, Clark County, Nevada,

1 being that parcel of land conveyed to DORIS M. DEAN, DORIS J.
2 WILBUR, and GLORIA A. RICKERS, as joint tenants, by that
3 QUITCLAIM DEED, recorded September 11, 2000 in Book 20000911
4 as Instrument Number 01045 of Clark County, Nevada Records,
5 together with the adjoining half street portions of MOHAWK
6 STREET (30.00 foot half-street width) and EL PARQUE AVENUE
7 (30.00 foot half-street width) conveyed to CLARK COUNTY by that
8 GRANT, BARGAIN, SALE DEED, recorded April 25, 1978 in Book
9 877 as Instrument Number 836844 of Clark County, Nevada Records.

10 SECTION 2: The amendment represented in Section 1 of this Ordinance is
11 intended to correct an error. It is the intent of the City Council for the amendment to be effective
12 as of the 9th day of November, 2016, the effective date of Ordinance No. 6546.

13 SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause
14 or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or
15 invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the
16 validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City
17 Council of the City of Las Vegas hereby declares that it would have passed each section,
18 subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that
19 any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be
20 declared unconstitutional, invalid or ineffective.

21 ...

22 ...

23 ...

24 ...

25 ...

...

...

...

...

PASSED, ADOPTED and APPROVED this 21st day of September,
2016.

By 
CAROLYN G. GOODMAN, Mayor

Luann D Holmes
LUANN D. HOLMES, MMC
City Clerk

Val Steed, 8/23/16
Deputy City Attorney Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 7th day of September, 2016, and referred to a committee for recommendation;
3 hereafter the committee reported favorably on said ordinance on the 21st day of September,
4 2016, which as a regular meeting of said Council; that at said regular meeting, the
5 proposed ordinance was read by title to the City Council as first introduced and adopted by
6 the following vote:

7 VOTING "AYE": Mayor Goodman and Councilmembers Ross, Barlow Anthony,
Coffin and Beers

8 VOTING "NAY": None

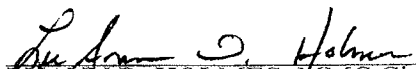
9 EXCUSED: Councilmember Tarkanian

10 ABSTAINED: None

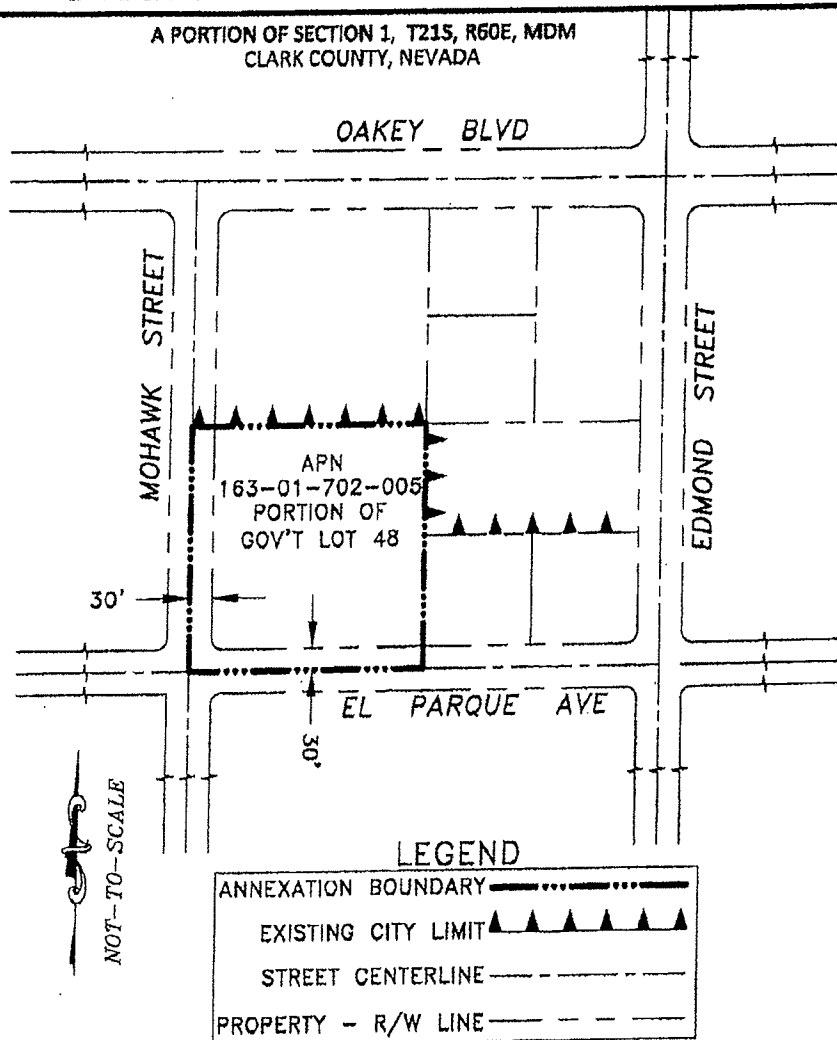
13 APPROVED:

14 
15 CAROLYN G. GOODMAN, Mayor

16 ATTEST:

17 
18 LUANN D. HOLMES, MMC City Clerk

A PORTION OF SECTION 1, T21S, R60E, MDM
CLARK COUNTY, NEVADA



ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE NO. 6550
THIS MAP EXHIBIT WAS PREPARED FROM EXISTING INFORMATION AS SHOWN IN
FILE 45 OF PARCEL MAPS, PAGE 27, OF CLARK COUNTY, NEVADA RECORDS. NO
RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION
SHOWN THEREON (ex160402.doc)

DEPT. OF OPERATIONS & MAINTENANCE
RIGHT OF WAY SECTION
DATE: APRIL 21, 2016
DRAWN BY: ntw

SHEET 1 OF 1

MAP EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION
ANX-64026
ANNEXATION AREA = 2.44 ACRES



7 L

Inst #: 20160822-0001066
Fees: \$23.00
N/C Fee: \$25.00
08/22/2016 11:50:52 AM
Receipt #: 2851416
Requestor:
LAS VEGAS CITY (PLANNING)
Recorded By: MAYSM Pgs: 7
DEBBIE CONWAY
CLARK COUNTY RECORDER

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
and avoid printing in the 1" margins of document)

APN# 163-01-702-005

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrrealprop/owner.aspx>)

TITLE OF DOCUMENT
(DO NOT Abbreviate)

BILL NO. 2016-47

ORDINANCE No. 6546

ANX-64026

Document Title on cover page must appear EXACTLY as the first page of the document
to be recorded.

RECORDING REQUESTED BY:

Carman Burney, City of Las Vegas, Department of Planning

RETURN TO: Name Carman Burney

Address 333 North Rancho Drive, 3rd Floor

City/State/Zip Las Vegas, Nevada 89106

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name

Address

City/State/Zip

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5 CERTIFIED AS A TRUE COPY

6 LuAnn D. Holmes
7 LuAnn D. Holmes, City Clerk
8 City of Las Vegas 6 pgs 8/18/16

9 FIRST AMENDMENT

10 BILL NO. 2016-47

11 ORDINANCE NO. 6546

12 AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO PARTICULARLY
13 DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS INHABITANTS SUBJECT TO
14 THE LAWS, OBLIGATIONS AND BENEFITS OF THE CITY, AND TO PROVIDE FOR
15 OTHER RELATED MATTERS. (ANX-64026)

16 Sponsored by: Councilwoman Lois Tarkanian Summary: Annexes property described as
17 generally located on the northeast corner of El
18 Parque Avenue and Mohawk Street.

19 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
20 ORDAIN AS FOLLOWS:

21 SECTION 1: The corporate limits of the City of Las Vegas, Nevada, are hereby
22 extended to annex, include, and make a part of the City of Las Vegas, Nevada, the following
23 described real property:

24 Government Lot 48 in the Southeast Quarter (SE 1/4) of Section 1,
25 Township 21 South, Range 61 East, MDM, Clark County, Nevada, being that
parcel of land conveyed to DORIS M. DEAN, DORIS J. WILBUR, and GLORIA
A. RICKERS, as joint tenants, by that QUITCLAIM DEED, recorded September
11, 2000 in Book 20000911 as Instrument Number 01045 of Clark County, Nevada
Records, together with the adjoining half street portions of MOHAWK STREET
(30.00 foot half-street width) and EL PARQUE AVENUE (30.00 foot half-street
width) conveyed to CLARK COUNTY by that GRANT, BARGAIN, SALE
DEED, recorded April 25, 1978 in Book 877 as Instrument Number 836844 of
Clark County, Nevada Records.

1 SECTION 2: The City Council hereby determines that the described territory
2 meets the requirements provided by law for annexation to the City for the following reasons:

3 A. The area to be annexed was contiguous to the City's boundaries at the time
4 the annexation proceedings were instituted;

5 B. More than one-eighth (1/8) of the aggregate external boundaries of the
6 area are contiguous to the City;

7 C. The territory proposed to be annexed is not included within the boundaries
8 of another incorporated city or within the boundaries of any unincorporated town as those
9 boundaries existed as of July 1, 1983;

10 D. The City is eligible to annex the described territory because the
11 landowners have signed a petition constituting one hundred percent (100%) of the owners of record
12 of individual lots or parcels of land within the annexation area.

13 SECTION 3: The City will provide police protection through the Las Vegas
14 Metropolitan Police Department, fire protection, street maintenance, and library services
15 immediately upon annexation. Garbage collection by the company franchised by the City will also
16 be provided immediately. The City sanitary sewer system will serve the proposed annexation area.
17 Any connection to or extension of this sewer line to serve the annexation area shall be at the
18 expense of the landowners. Other services, such as participation in the City's recreational
19 programs, special education classes and programs, public works planning, building inspections, and
20 other City services will also be available immediately. Utilities such as gas, electricity, telephone,
21 and water are provided by private utility companies and other services to the area will not be
22 affected by annexation. Street paving, curbs and gutters, sidewalks and street lights which are not
23 in place at the time of annexation will be installed in the presently developed areas upon the request
24 of the property owners and at their expense by means of special assessment districts. Such
25 improvements will be extended into the undeveloped areas as development takes place and the

1 need therefor arises, and will be located according to the needs of the area at that time. Such
2 installations will also be made at the expense of the property owners, either by means of special
3 assessment districts or as prerequisites to the approval of subdivision plats, building permits or
4 other land use or development applications.

5 SECTION 4: The annexation of the described territory shall become effective
6 on the 9th day of November, 2016, and on that date the City will have the funds appropriated in
7 sufficient amount to finance the extension into the described territory of police protection, fire
8 protection, street maintenance, street sweeping, and street lighting maintenance.

9 SECTION 5: The described territory, together with the inhabitants and property
10 thereof, shall, from and after the 9th day of November, 2016, be subject to all debts, laws,
11 ordinances and regulations in force in the City and shall be entitled to the same privileges and
12 benefits as other parts of the City, and shall be subject to municipal taxes levied by the City.

13 SECTION 6: The City Engineer is hereby instructed to cause to be prepared an
14 accurate map or plat of the described territory and to record the map or plat, together with a
15 certified copy of this ordinance, in the office of the County Recorder of Clark County, Nevada,
16 which recording shall be done prior to the 9th day of November, 2016.

17 SECTION 7: The described territory, which previously has been zoned R-E
18 (County of Clark classification), is hereby classified as R-E (City of Las Vegas classification),
19 which is deemed to be the City equivalent of the County classification.

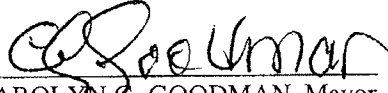
20 SECTION 8: If any section, subsection, subdivision, paragraph, sentence, clause
21 or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or
22 invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the
23 validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City
24 Council of the City of Las Vegas hereby declares that it would have passed each section,
25 subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that

1 any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be
2 declared unconstitutional, invalid or ineffective.

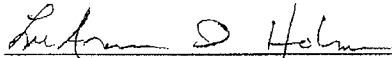
3 SECTION 9: All ordinances or parts of ordinances or sections, subsections,
4 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las
5 Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

6 PASSED, ADOPTED and APPROVED this 17th day of August,
7 2016.

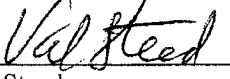
8 APPROVED:

9 By 
10 CAROLYN G. GOODMAN, Mayor

11 ATTEST:

12 
13 LUANN D. HOLMES, MMC
14 City Clerk

15 APPROVED AS TO FORM:

16  8-17-16
17 Val Steed, Date
18 Deputy City Attorney
19
20
21
22
23
24
25

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 15th day of June, 2016, and referred to a committee for recommendation; thereafter
3 the said committee reported favorably on said ordinance on the 17th day of August, 2016,
4 which was a regular meeting of said Council; that at said regular meeting, the proposed
5 ordinance was read by title to the City Council as amended and adopted by the following
6 vote:

7 VOTING "AYE": Mayor Goodman, Councilmembers Barlow, Tarkanian, Ross,
Anthony, Coffin and Beers

8 VOTING "NAY": None

9 EXCUSED: None

10 ABSTAINED: None

11 DID NOT VOTE: None

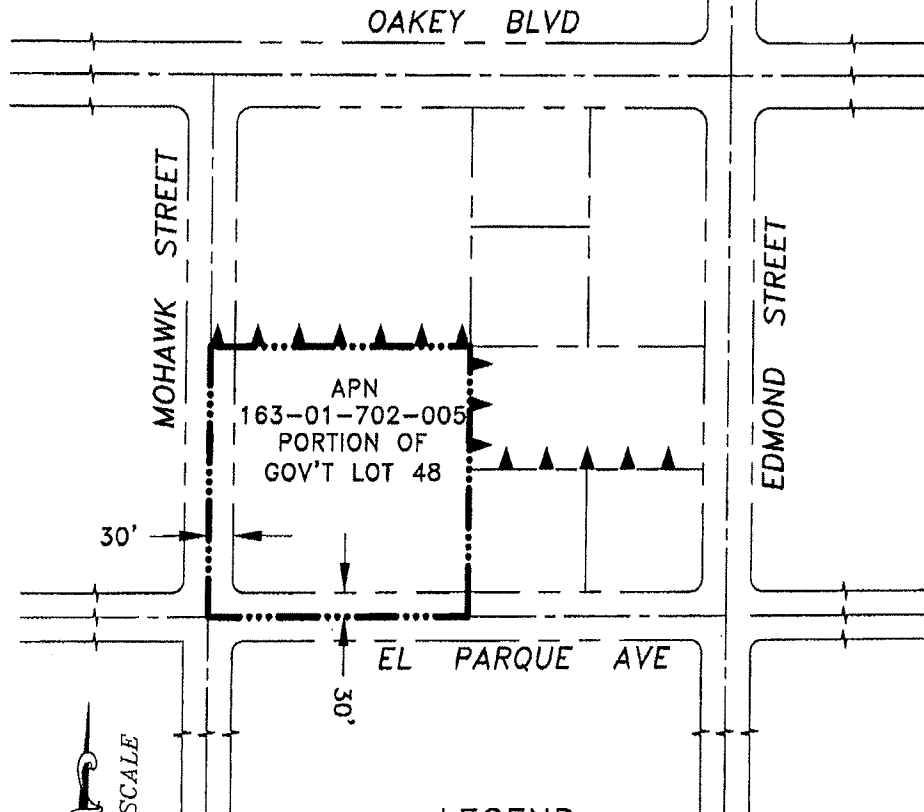
12 APPROVED:

13 
14 CAROLYN G. GOODMAN, Mayor

15 ATTEST:

16 
17 LUANN D. HOLMES, MMC City Clerk

A PORTION OF SECTION 1, T21S, R60E, MDM
CLARK COUNTY, NEVADA



LEGEND

ANNEXATION BOUNDARY	-----▲-----
EXISTING CITY LIMIT	-----▲-----
STREET CENTERLINE	-----
PROPERTY - R/W LINE	-----

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE NO. 6546
THIS MAP EXHIBIT WAS PREPARED FROM EXISTING INFORMATION AS SHOWN IN
FILE 45 OF PARCEL MAPS, PAGE 27, OF CLARK COUNTY, NEVADA RECORDS. NO
RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION
SHOWN THEREON (ex160402.doc)

DEPT. OF OPERATIONS & MAINTENANCE
RIGHT OF WAY SECTION
DATE: APRIL 21, 2016
DRAWN BY: nw

SHEET 1 OF 1

MAP EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION
ANX-64026
ANNEXATION AREA = 2.44 ACRES





ORDINANCE REQUEST MEMORANDUM



SUBJECT TO ORDINANCE:

ANX-64026

GLORIA RICKERS AND DORIS WILBUR

SPONSOR:

PREPARED BY:

APPROVED TO FORWARD BY CMO:

DATE FORWARDED BY CMO:

ASSIGNED TO CITY ATTORNEY:

TIME ESTIMATE FOR DRAFT:

EFFECTED DEPARTMENTS WHO ARE REVIEWING:

☐ NO, IT DOES NOT HAVE ANY EFFECT
☐ YES, IT HAS AN EFFECT

DEPARTMENT

☐ NO, IT DOES NOT HAVE ANY EFFECT
☐ YES, IT HAS AN EFFECT

DEPARTMENT

☐ NO, IT DOES NOT HAVE ANY EFFECT
☐ YES, IT HAS AN EFFECT

DEPARTMENT

☐ NO, IT DOES NOT HAVE ANY EFFECT
☐ YES, IT DOES HAVE AN EFFECT

DEPARTMENT

CITY MANAGER REVIEW:

☐ O.K. TO FORWARD
☐ HOLD FOR REVIEW/REVISION

SPONSOR REVIEW:

☐ O.K. TO FORWARD
☐ HOLD FOR REVIEW/REVISION

CITY ATTORNEY REVIEW:

☐ O.K. TO FORWARD
☐ HOLD FOR REVIEW/REVISION

CITY MANAGER FINAL APPROVAL:

SIGNATURE

DATE

I N T E R - O F F I C E M E M O R A N D U M

May 24, 2016

TO:

Val Steed
City Attorney's Office

FROM:

Planning Department
Yorgo Kagafas, AICP
Case Planning
x6196

SUBJECT:

ANX-64026

COPIES TO:

File

ANX-64026 - ANNEXATION - APPLICANT/OWNER: GLORIA RICKERS AND DORIS WILBUR - For possible action on a Petition to Annex 2.06 acres on the northeast corner of El Parque Avenue and Mohawk Street (APN 163-01-702-005), Ward 1 (Tarkanian).

Staff proposes the following dates:

1st Reading by City Council: **June 15, 2016**
Recommendation: **July 18, 2016**
2nd Reading By City Council: **Fast track, not held**
City Council Final: **July 20, 2016**
Effective Date/Recordation of Ordinance: **July 28, 2016**

Location: Northeast corner of El Parque Avenue and Mohawk Street

Acreage: 2.06

County Land Use: RN (Rural Neighborhood)

County Zoning: R-E (Rural Estates Residential District)

Existing Use: Undeveloped

Proposed CLV Land Use: DR (Desert Rural Density Residential)

Proposed CLV Zoning: R-E (Residence Estates)

EXPLANATION:

This legal description describes a parcel of land, generally located at the northeast corner of El Parque Avenue and Mohawk Street, for City of Las Vegas annexation purposes.

LEGAL DESCRIPTION:

Government Lot 48 in the Southeast Quarter (SE 1/4) of Section 1, Township 21 South, Range 61 East, MDM, Clark County, Nevada, being that parcel of land conveyed to DORIS M. DEAN, DORIS J. WILBUR, and GLORIA A. RICKERS, as joint tenants, by that QUITCLAIM DEED, recorded September 11, 2000 in Book 20000911 as Instrument Number 01045 of Clark County, Nevada Records, together with the adjoining half street portions of MOHAWK STREET (30.00 foot half-street width) and EL PARQUE AVENUE (30.00 foot half-street width) conveyed to CLARK COUNTY by that GRANT, BARGAIN, SALE DEED, recorded April 25, 1978 in Book 877 as Instrument Number 836844 of Clark County, Nevada Records.

The above-described Government Lot 48 contains an area of 2.44 acres, more or less.

The MAP EXHIBIT accompanying this land description is attached hereto and made a part hereof.

END OF DESCRIPTION

Written by:

Neil Wacaser

City of Las Vegas, Department of Operations & Maintenance

333 N. Rancho Drive

Las Vegas, NV., 89106

(702) 229-2475

nwacaser@lasvegasnevada.gov

A ~~64026~~ 64026



DEPARTMENT OF PLANNING
APPLICATION / PETITION FORM

Application/Petition For: ANNEXATION
Project Address (Location): SOUTH-EAST CORNER OF MOHAWK & EL PARQ
Project Name: SUNSHINE MEWS Proposed Use: TOURIST COM
Assessor's Parcel #(s): 163-01-702-005 Ward #: 1
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER DORIS J. WILBUR Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

APPLICANT FIRST TERRAFUND INC Contact DONALD F. FULLER
Address 8105 MEANTMORE AVE Phone: 702-203-3824 Fax: 304-0272
City LAS VEGAS State NV Zip 89117
E-mail Address DEPF@MAC.COM

REPRESENTATIVE DONALD F. FULLER Contact DONALD F. FULLER
Address 8105 MEANTMORE AVE Phone: 702-203-3824 Fax: 304-0272
City LAS VEGAS State NV Zip 89117
E-mail Address DEPF@MAC.COM

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Doris Wilbur

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name _____

Subscribed and sworn before me

This _____ day of APR, 2016

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # _____

Meeting Date: _____

Total Fee: _____

Date Received: * _____

Received By: _____

* The application will not be deemed complete until the

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL

The undersigned, being owners of real property situated within the boundaries of the territory hereinafter described, do hereby petition the City Council to annex and include within the corporate limits of the City of Las Vegas, Nevada, pursuant to the provisions of the Nevada Revised Statutes 268.570 through 268.608, inclusive, the territory being more particularly described as follows, to-wit:

Number of Acres to be Annexed:

2.06

General Location of Annexation Area:

SE corner of MOHAWK &
EL PARQUE

Respectfully submitted,

Signature: _____

«OWNERSNAME»

Signature: _____

«OWNERSNAME»

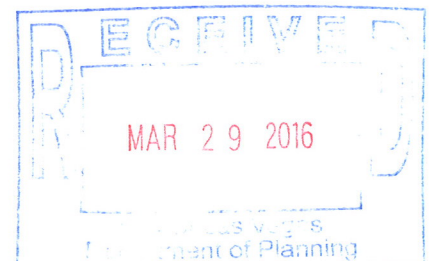
Name (Print):

DORIS WILBUR

Address:

21981 APACHE DR

LAKE FOREST, Ca 92630



PETITION FOR ANNEXATION

TO: THE CITY COUNCIL

The undersigned, being owners of real property situated within the boundaries of the territory hereinafter described, do hereby petition the City Council to annex and include within the corporate limits of the City of Las Vegas, Nevada, pursuant to the provisions of the Nevada Revised Statutes 268.570 through 268.608, inclusive, the territory being more particularly described as follows, to-wit:

Number of Acres to be Annexed:

2.00

General Location of Annexation Area:

SE Corner of MOHAWK
+ EL PARQUE

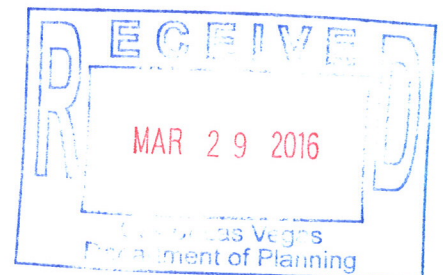
Respectfully submitted,

X Signature: Gloria Rickers
«OWNERSNAME»

Signature: _____
«OWNERSNAME»

Name (Print): GLORIA RICKERS

Address: 3029 BABB ST.
COSTA MESA, CA 92626



Yorgo Kagafas

From: Donald Fuller <dfpf@me.com>
Sent: Tuesday, May 24, 2016 10:34 AM
To: Yorgo Kagafas
Subject: annexation #64026

Dear Mr Kagafas,

This to confirm the correct description on the above application is the north east corner of Mohawk & El Parque.

Thanks you,

First Terrafund Inc.
Donald Fuller

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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)
 COUNTY OF ORANGE)

On MARCH 17, 2016 before me, NIKI H. HOWREY, Notary Public
DATE INSERT NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, DORIS WILBUR AND GLORIA RICKERS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Niki H. Howrey (SEAL)
 NOTARY PUBLIC SIGNATURE



OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT _____

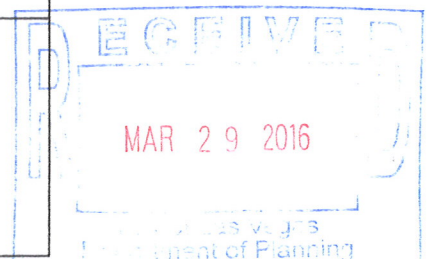
DATE OF DOCUMENT _____ NUMBER OF PAGES _____

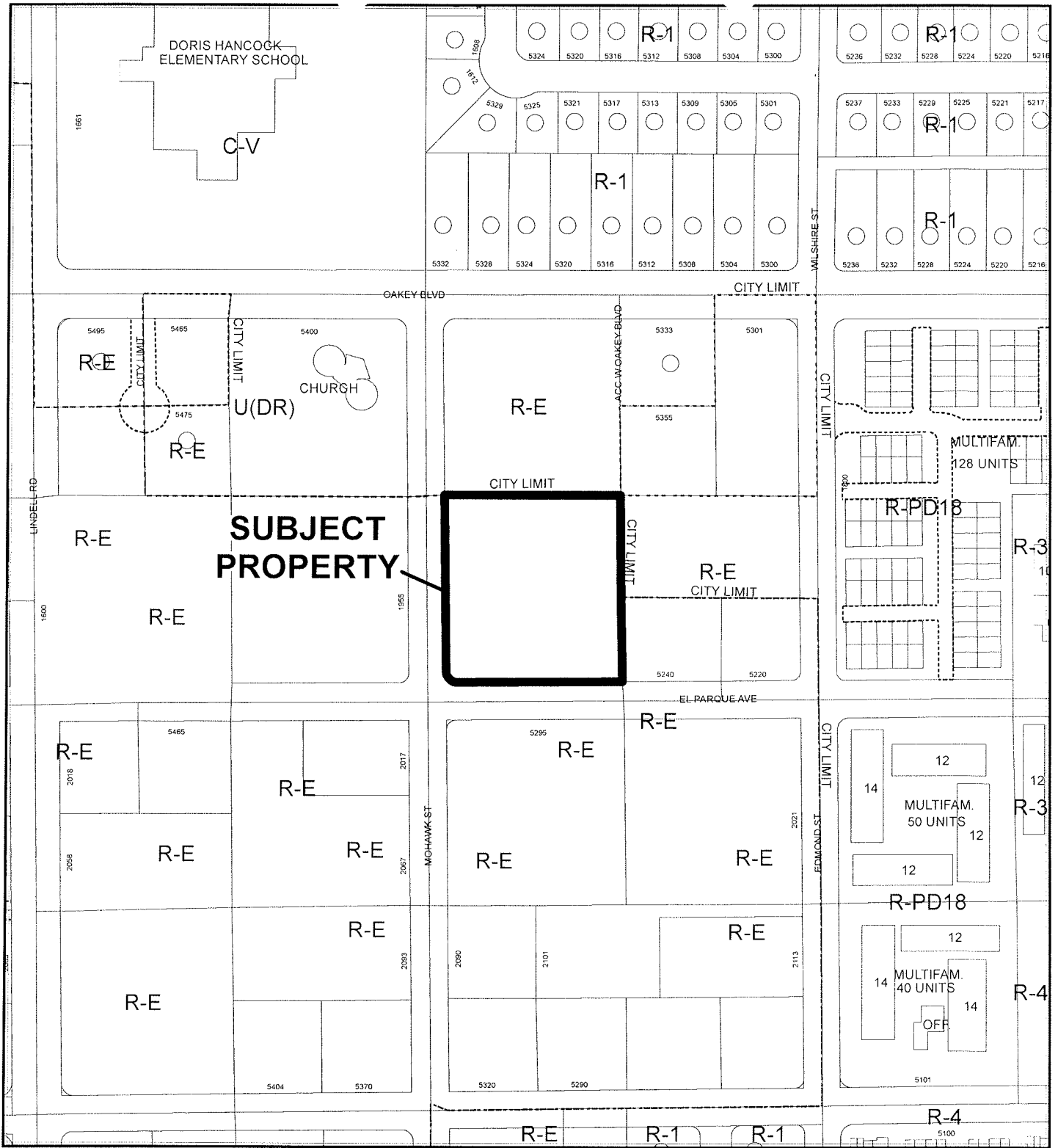
SIGNERS(S) OTHER THAN NAMED ABOVE _____

SIGNER'S NAME _____ SIGNER'S NAME _____

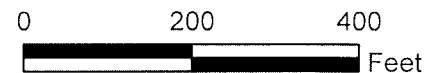
RIGHT THUMBPRINT

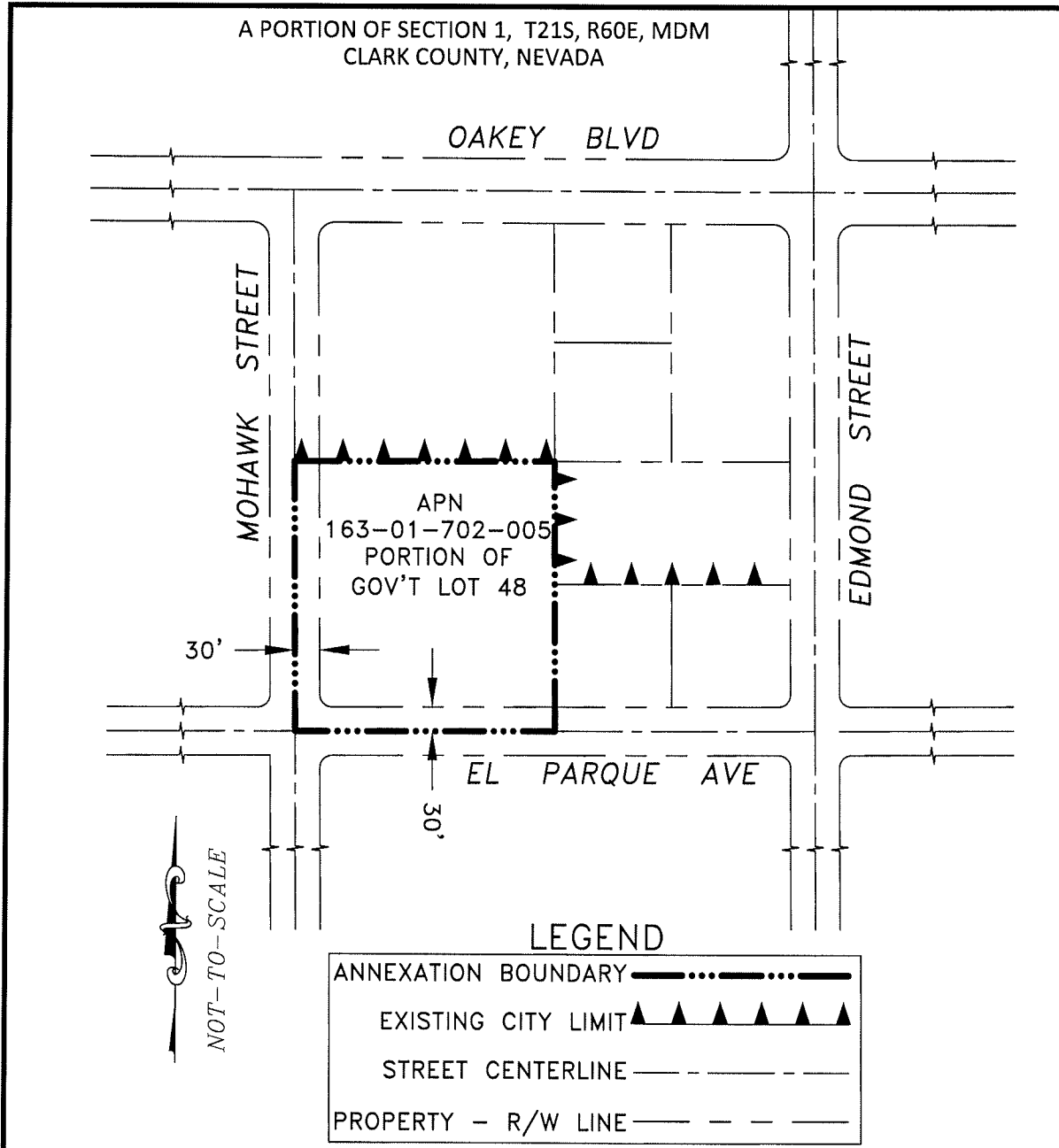
RIGHT THUMBPRINT





CASE: ANX-64026





ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE NO. _____
THIS MAP EXHIBIT WAS PREPARED FROM EXISTING INFORMATION AS SHOWN IN
FILE 45 OF PARCEL MAPS, PAGE 27, OF CLARK COUNTY, NEVADA RECORDS. NO
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DEPT. OF OPERATIONS & MAINTENANCE
RIGHT OF WAY SECTION
DATE: APRIL 21, 2016
DRAWN BY: nw

SHEET 1 OF 1

MAP EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION
ANX-64026
ANNEXATION AREA = 2.44 ACRES



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

County of ORANGE

Subscribed and sworn to (or affirmed) before me on this 18
day of MARCH, 2016, by DORIS WILBUR

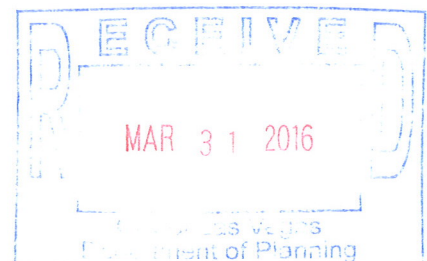
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature

Niki H. Howrey



GOVERNMENT CODE § 8202

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

County of ORANGE

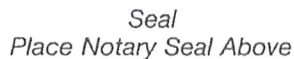
on this 18 day of MARCH, 2016,
by Date Month Year

(and (2) _____),

Name(s) of Signer(s)

Signature

Signature of Notary Public



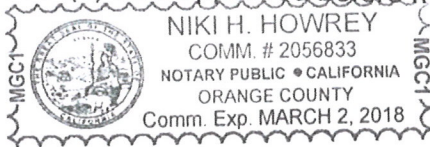
Date: _____
 RECEIVED
 00-876-6827 Item #5910
 MAR 29 2016
 Clark County
 Department of Planning

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
County of ORANGE

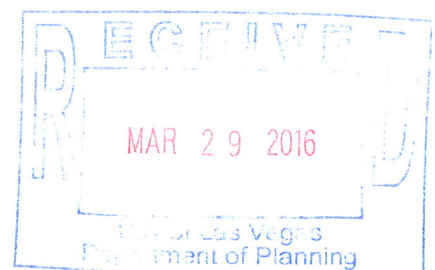
Subscribed and sworn to (or affirmed) before me on this 18
day of MARCH, 2018, by DORIS WILBUR

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature Niki H. Howrey



CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

Gloria Rickers

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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

County of ORANGE

Subscribed and sworn to (or affirmed) before me

on this 18 day of March, 2016,
by Date Month Year

(1) COLLETT ANN RICKERS

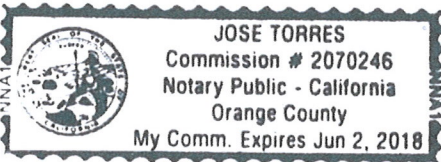
(and (2) _____),

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature

Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

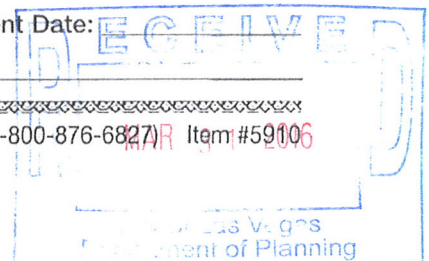
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #59106



200009 11
01045

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 162-01-702-005
b) _____
c) _____
d) _____

2. Type of Property:
a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Pkcs
e) ☐ Apt. Bldg. f) ☐ Comm/Indl
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of Property \$ GA

Deduct Assumed Liens and/or Encumbrances 0
(Recording Information on assumed amounts: Book/Instrument # _____)

4. Taxable Value (per NRS 375.010, Section 2) \$ _____

Real Property Transfer Tax Due \$ 0

Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 11 / NAC 375, Section _____

b. Explain Reason for Exemption: Gift to daughter

5. Partial Interest: Percentage being transferred: 66.66 % total

The undersigned Seller (Grantor)/Buyer (Grantee), 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.

SELLER (GRANTOR) INFORMATION

Seller Signature: Lorrie M. Dean

Print Name: Doris M. Dean

Address: 965 MAGellan ST

City: CECILIA MEIA

State: CA Zip: 92626

Telephone: (714) 979-2126

Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: Doris J. Wilson

Print Name: Doris J. Wilson

Address: 21981 Apache Dr.

City: LAKE FOREST

State: CA Zip: 92630

Telephone: (714) 830-4658

Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: _____ Escrow #: _____
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

1045

20080811
0808

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 163-01-702-005
b) _____
c) _____
d) _____

2. Type of Property:
a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Townhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of Property \$ Gift

Deduct Assumed Liens and/or Encumbrances (0)
(Recording information on assumed amounts: Book/Instrument # _____)

4. Taxable Value (per NRS 375.010, Section 2) \$ _____

Real Property Transfer Tax Due \$ 0

Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 11 NAC 375, Section _____

b. Explain Reason for Exemption: Gift to daughters

5. Partial Interest: Percentage being transferred: 66.66 % total

The undersigned Seller (Grantor) Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 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.

SELLER (GRANTOR) INFORMATION

Seller Signature: Doris M. Dean

Print Name: DORIS M. DEAN

Address: 965 MAGILLAN ST.

City: COSTA MESA

State: CA Zip: 92626

Telephone: (714) 979-2126

Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: Gloria A. Rickons

Print Name: GLORIA A. RICKONS

Address: 3029 BARRA

City: COSTA MESA

State: CA Zip: 92626

Telephone: (714) 557-8163

Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: _____ Escrow #: _____
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

20000011
888888

RECORDING REQUESTED BY/
WHEN RECORDED MAIL TO:
Gary T. Mason
24266 Carrillo
Mission Viejo, CA 92691

MAIL TAX STATEMENTS TO:
DORIS M. DEAN
965 Magellan St.
Costa Mesa, CA 92626

A.P. # 163-01-702-005

NO TAX DUE Documentary Transfer Tax 0.00
INTRAFAMILY TRANSFER

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, DORIS M. DEAN, releases and forever quitclaims to DORIS M. DEAN, DORIS J. WILBUR, and GLORIA A. RICKERS, as joint tenants, all of her interest in the real property located in the County of Clark, State of Nevada described as follows:

MOUNT DIABLO MERIDIAN, NEVADA

Township 21 South, Range 60 east, Section 1, lot 48

(Reference: Patent # 1157473 recorded as # 614526 (2-1), O.R. Book 655)

Dated: 7-26-00

Doris M. Dean
DORIS M. DEAN

20000811
01045

STATE OF CALIFORNIA
COUNTY OF ORANGE

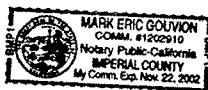
On July 26, 2000, before me, Mark Eric Gouvin, Notary

Public, personally appeared Doris M Dean

___ personally known to me or

I proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that ~~they~~ by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Mark Eric Gouvin

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

G MASON
09-11-2000 12:32 DB1 2
BOOK 20000911 INST: 01045
FEE: 8.00 RPTT: EX#011

RECORDING REQUESTED BY/
WHEN RECORDED MAIL TO:
Gary T. Mason
24266 Carrillo
Mission Viejo, CA 92691

MAIL TAX STATEMENTS TO:
DORIS M. DEAN
965 Magellan St.
Costa Mesa, CA 92626

A.P. # 163-01-702-005

NO TAX DUE Documentary Transfer Tax 0.00
INTRAFAMILY TRANSFER

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby
acknowledged, DORIS M. DEAN, releases and forever quitclaims to
DORIS M. DEAN, DORIS J. WILBUR, and GLORIA A. RICKERS, as joint
tenants, all of her interest in the real property located in the
County of Clark, State of Nevada described as follows:

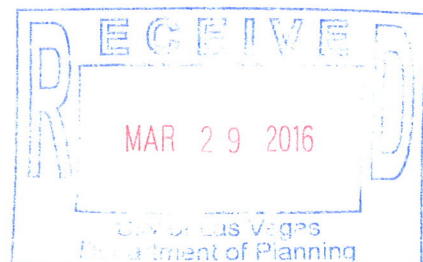
MOUNT DIABLO MERIDIAN, NEVADA

Township 21 South, Range 60 east, Section 1, lot 40

(Reference: Patent # 1157473, recorded as # 614526 (2-1), O.R. Book
655)

Dated: 7-26-00

Doris M. Dean
DORIS M. DEAN



20000911
01045

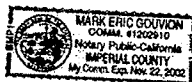
STATE OF CALIFORNIA
COUNTY OF Imperial

On July 26, 2009, before me, Mark Eric Gouvin, Notary
Public, personally appeared Dean M. Dean
_____ personally known to me or

I proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that they by
his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the
instrument.

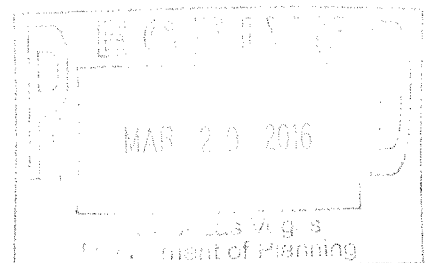
WITNESS my hand and official seal.

Mark Eric Gouvin



CLARK COUNTY, NEVADA
JUDITH A. VANDEVEL, RECORDER
RECORDED AT REQUEST OF:

G MASON
09-11-2009 13:32 DB1 2
BOOK 20002911 INST: 01045
FEE: 8.00 RPT: EX0011





LEGAL DESCRIPTION REQUEST FOR ANNEXATIONS

City of Las Vegas
Department of Operations & Maintenance
Right-of-Way

To: Nancy Almanzan, Right-of-Way Manager

Owner Name: Gloria Rickers and Doris Wilbur

Assessor's Parcel Number(s): 163-01-702-005

Hansen #: 64026 PRJ #: N/A

Date Requested: 4/11/16 Date Required: 4/25/16

Requested by: Yorgo Phone #: 6196

APN(s) of adjacent 1/8th CLV limit: 163-01-702-001 and 006

ADDITIONAL INFORMATION:

**THE FOLLOWING DOCUMENTS MUST BE INCLUDED WITH THIS REQUEST OR
AVAILABLE IN E-PLAN:**

- Vesting Document (current ownership deed)
- Annexation and/or Sewer Agreement

Do not write below this line – Right-of-Way use only

Prepared by: _____ Assigned Date: _____

Reviewed by: _____ Final Approval: _____

Sent to Planning: _____

First Reading: _____ Second Reading: _____

Council Approval: _____ Recording Info: _____

NOTES:



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ANK-64026
N/A

Case Number: _____ APN: 163-01-702-005

Name of Property Owner: GLORIA A. RICKERS

Name of Applicant: FIRST TERRAFUND INC.

Name of Representative: DONALD F. FULLER

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Gloria Rickers x

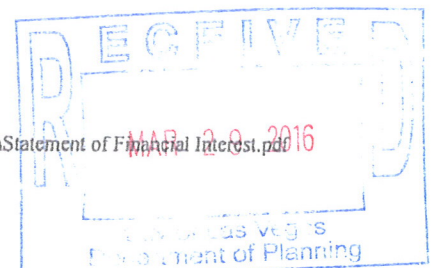
Print Name: GLORIA RICKERS

x
Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

See Attachment



CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

Gloria Rickers
Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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

County of ORANGE

Subscribed and sworn to (or affirmed) before me

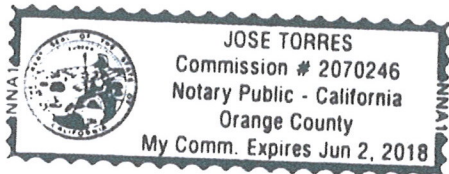
on this 16 day of MARCH, 2016,
by _____
Date Month Year

(1) GLORIA ANN RICKERS

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature _____
Signature of Notary Public



Seal
Place Notary Seal Above

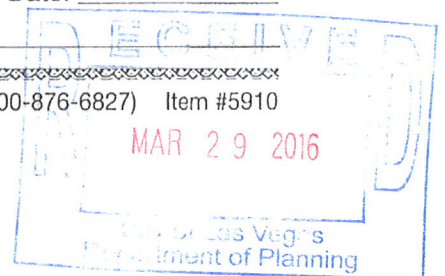
OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____



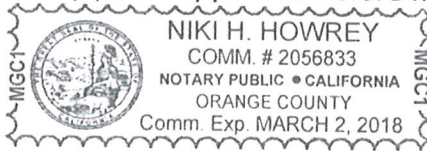
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State of California

County of ORANGE

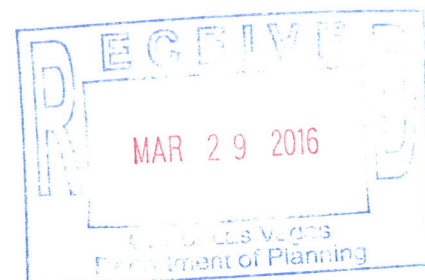
Subscribed and sworn to (or affirmed) before me on this 18
day of MARCH, 2016, by DORIS WILBUR

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature Niki H. Howrey





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-64026** APN: 163-01-702-005

Name of Property Owner: DORIS J. WILBUR

Name of Applicant: FIRST TERRAFUND INC.

Name of Representative: DONAL F. FULLER

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Doris Wilbur x

Print Name: DORIS WILBUR

Subscribed and sworn before me

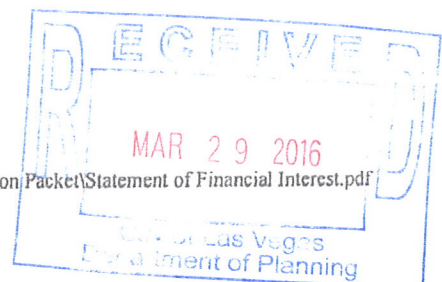
x This _____ day of _____, 20____

Notary Public in and for said County and State

Revised 11-14-06

See attached form

f:\depot\Application Packet\Statement of Financial Interest.pdf



AGREEMENT

I (We), the owner(s) of record of the below described real property, hereby petition the City Council to annex the property into the City of Las Vegas. This petition is intended to function as a covenant running with the land and be binding on me (us), as well as each and all executors, administrators, successors, and assigns, as well as other persons claiming to own the property. In signing this petition, I (we), on behalf of myself (ourselves) and each and all executors, administrators, successors, and assigns, as well as other persons claiming to own the property, expressly:

1. Consent to the recordation of this petition so as to put subsequent takers on notice;
2. Consent to the annexation of the below described property by the City when the property is eligible for annexation under any applicable provision of NRS 268.570 through 268.608, including NRS 268.597, or at any time thereafter; and
3. Therefore waive any right to protest or object to the future annexation by the City of the below described property.

DORIS WILBUR

«OWNERSNAME»

GLORIA RICKERS

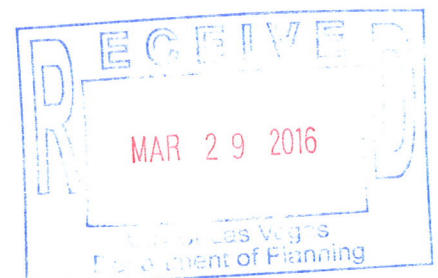
«OWNERSNAME»

Subscribed and sworn to before me this

_____ day of _____, 20____

SEE Attachment

NOTARY PUBLIC in and for said County and State



AGREEMENT

I (We), the owner(s) of record of the below described real property, hereby petition the City Council to annex the property into the City of Las Vegas. This petition is intended to function as a covenant running with the land and be binding on me (us), as well as each and all executors, administrators, successors, and assigns, as well as other persons claiming to own the property. In signing this petition, I (we), on behalf of myself (ourselves) and each and all executors, administrators, successors, and assigns, as well as other persons claiming to own the property, expressly:

1. Consent to the recordation of this petition so as to put subsequent takers on notice;
2. Consent to the annexation of the below described property by the City when the property is eligible for annexation under any applicable provision of NRS 268.570 through 268.608, including NRS 268.597, or at any time thereafter; and
3. Therefore waive any right to protest or object to the future annexation by the City of the below described property.

DORIS WILBUR

«OWNERSNAME»

GLORIA RICKERS

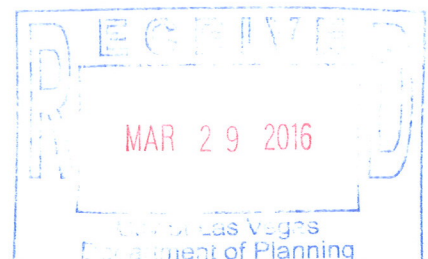
«OWNERSNAME»

Subscribed and sworn to before me this

_____ day of _____, 20____

see Attachment

NOTARY PUBLIC in and for said County and State



NATIONS TITLE COMPANY

of Nevada

3036 E. Russell Road, Las Vegas, NV 89120

Phone: (702) 313-9290 Fax: (702) 313-9319

Underwritten By

Old Republic National Title Insurance Company

PRELIMINARY REPORT

Nations Title Company of Nevada

8683 W Sahara Avenue # 280

Las Vegas, NV. 89117

ATTN: Lorene Sines

Escrow/Title No.: **3379LS**

Issued Date: **October 13, 2015**

Borrower/Buyer: **First Terrafund Inc.**

Address: **Vacant Land, Las Vegas, NV 89117**

Old Republic National Title Insurance Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance of describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit "B" attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

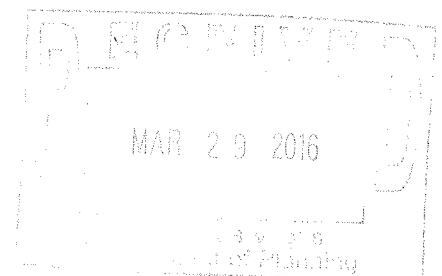
Please read the exceptions shown or referred to below and the Exceptions and Exclusions set forth in the attached Exhibit "B" of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this Preliminary Report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of October 2, 2015 at 7:30 A.M.



Nations Title Company of Nevada



SCHEDULE A

The form of policy of title insurance contemplated by this report is:

CLTA Owner's Policy and ALTA Lender's Policy

The estate or interest in the land hereinafter described or referred to covered by this Report is:

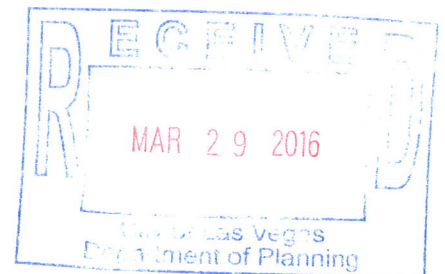
A Fee

Title to said estate or interest at the date hereof is vested in:

Doris J Wilbur and Gloria A Rickers, subject to the interests of the spouses, if any

The land referred to in this Report is situated in the State of NEVADA, County of Clark and is described as follows:

(See "Legal Description" Exhibit A Attached)



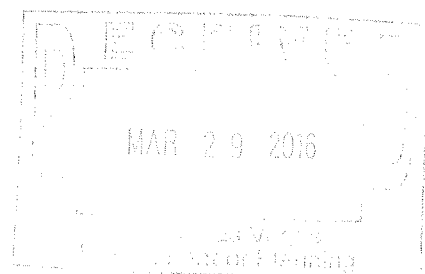
SCHEDULE B

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy would be those as shown on the following pages.

1. Taxes, general and special, for the fiscal year 2015-2016 as follows:

Assessor's Parcel No.:	163-01-702-005
District No.:	125
1st Installment:	\$462.96 Paid
Due on or before:	Third Monday in August
2nd Installment:	\$462.91 Paid
Due on or before:	First Monday in October
3rd Installment:	\$461.60 Not Due Yet
Due on or before:	First Monday in January
4th Installment:	\$461.60 Not Due Yet
Due on or before:	First Monday in March
Land Value:	\$74375
Improvements:	\$0000
Net Total:	\$74375
Tax Rate:	2.7264
Total Taxes:	\$1,847.78

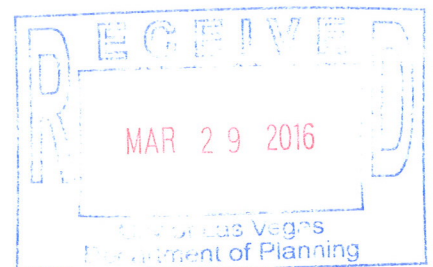
2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Sections 361.260 of the Nevada Revised Statutes.
3. The herein described property lies within the boundaries of the Clark County Sanitation District, and is subject to any and all fees that may be due it.
4. The hereinabove described real property is located within the boundaries of the Las Vegas Water District, and is subject to water connection fees and charges that may be levied against said land.
5. An easement for the purposes shown in Patent No. 1157473 recorded in Book 655 as Document No. 614526, of Official Records.
6. Matters which may be disclosed by an inspection or by a survey of said land satisfactory to this Company, or by inquiry of the parties in possession thereof.
7. This Company will require that the spouse of the vestee named below join in any conveyance or encumbrance before such transaction can be insured: Doris J Wilbur and Gloria A Rickers.



SCHEDULE B (CONTINUED)

8. There are no conveyances affecting said land recorded within two (2) years of the date of this report, except the following: None

End of Schedule B



NOTES:

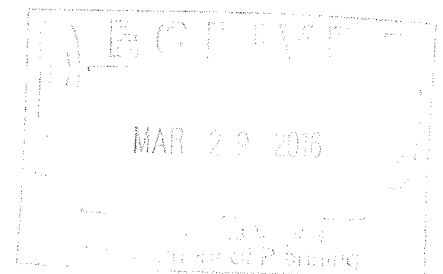
There is located on said land a vacant lot.

Exhibit A
Legal Description

All that certain property situated in the City of Las Vegas, County of Clark, State of Nevada,
described as follows:

Government Lot 48 in Section 1, Township 21 South, Range 60 East of Mount Diablo Base and
Meridian in the Office of the County Recorder of Clark County, Nevada.

APN: 163-01-702-005



NOTICE

TO BUYERS/SELLERS/BORROWERS

ALL MONIES/FUNDS WHICH YOU ARE REQUIRED TO DEPOSIT IN CONJUNCTION WITH AN ESCROW CLOSING MUST BY NEVADA LAW*, BE DEPOSITED/HELD PRIOR TO DISBURSEMENT AS FOLLOWS:

1. WIRED FUNDS MAY BE DISBURSED ON THE SAME DAY AS THOSE FUNDS ARE DEPOSITED.
2. CASHIERS OR TELLER'S CHECKS MUST BE RECEIVED AND DEPOSITED ONE (1) BUSINESS DAY PRIOR TO THE DATE OF DISBURSEMENT.
3. ALL OTHER CHECKS, INDIVIDUAL, PARTNERSHIP, CORPORATE, AND OTHERWISE, MUST BE DEPOSITED AND HELD FOR A PERIOD OF THREE (3) TO SEVEN (7) BUSINESS DAYS PRIOR TO THE DATE OF DISBURSEMENT, DEPENDING ON ORIGIN.
4. "OFFICIAL CHECKS" IN AN AMOUNT LESS THAN \$10,000.00 MAY NOT BE CONSIDERED GOOD FUNDS AND MAY BE SUBJECT TO THE SAME REQUIREMENTS IN ITEM 3 ABOVE.

* WIRING INSTRUCTIONS

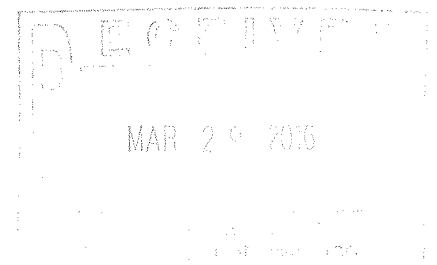
Wire Funds to:
Bank of Nevada
2890 N. Green Valley Pkwy.
Henderson, NV 89014

ABA Routing # 122 401 778
NATIONS TITLE COMPANY OF NEVADA
TRUST ACCOUNT
Account # 220078076

Title Order No.: 3379LS
Borrowers name.: First Terrafund Inc.

(Please reference escrow number & borrower's name on your transmittal)

WARNING: IF THE FUNDS ARE WIRED TO ANY OTHER ACCOUNT THAN THE ABOVE, THEY MAY BE RETURNED WHICH WILL HOLD UP THE CLOSING AND/OR RECORDING



Nations Title Company of Nevada

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Nations Title Company of Nevada**.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

APN: 163-01-702-005

Recording requested by and mail documents and
tax statements to:

Name: Gloria A. Rickers

Address: 3029 Babb Street

City/State/Zip: Costa Mesa CA 92626

AFF111

Nevada Legal Forms & Tax Services, Inc.

www.nevadalegalforms.com

AFFIDAVIT-TERMINATION OF JOINT

Death of a Joint Tenant

We, Gloria A. Rickers and Doris J. Wilbur, the Affiant(s), being of legal age,
duly sworn, depose and say:

That Doris Margaret Dean, the Decedent mentioned in the attached certificate of Death, is the same person as, Doris M. Dean named as one of the parties to a Quitclaim Deed dated on the 26th day of July, 2000, and executed by Doris M. Dean as Grantor(s), to Doris M. Dean, Doris J. Wilbur, and Gloria A. Rickers, as Joint Grantees, as joint tenants, and recorded as instrument number 01045 on the 11th day of July, 2000, in Book 20000911 of Official Records of Clark County, Nevada, concerning the described property situated in the City of Las Vegas, County of Clark, State of Nevada (legal description and commonly known address)

MOUNT DIABLO MERIDIAN, NEVADA

Township 21 South, Range 60 East, Section 1, Lot 48

Vacant Land

In Witness Whereof, WE have hereunto set our hand(s) this 22 d


Gloria A. Rickers


Doris J. Wilbur

STATE OF NEVADA)

COUNTY OF CLARK)

On this 22nd day of August, 2012, personally appeared before me
*****Gloria A. Rickers and Doris J. Wilbur*****

to me OR ☐ proved to me on the basis of satisfactory evidence to be the person
who executed the foregoing instrument in the capacity set forth therein, who acknowledged
they executed the same freely and voluntarily and for the uses and purposes
Witness my hand and official seal.


Notary Public

My commission expires: 11/8/15

Consult an attorney if you doubt this form's fitness for your purpose.

