

7

Inst #: 20160621-0001808

Fees: \$23.00

N/C Fee: \$0.00

06/21/2016 01:24:02 PM

Receipt #: 2797013

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# 12526410004

(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)

ORDINANCE NO. 6537

BILL NO. 2016-38

ANX-63179

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

RECORDING REQUESTED BY:

Carman Burney

RETURN TO: Name City of Las Vegas, Department of Planning

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.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

P:\Common\Forms & Notices\Cover Page Template Feb2014

1
2
3 CERTIFIED AS A TRUE COPY

4 LuAnn D. Holmes
LuAnn D. Holmes, City Clerk
City of Las Vegas

5 6/21/16 6 pgs

6
7
8 BILL NO. 2016-38

9 ORDINANCE NO. 6537

10 AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO PARTICULARLY
11 DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS INHABITANTS SUBJECT TO
12 THE LAWS, OBLIGATIONS AND BENEFITS OF THE CITY, AND TO PROVIDE FOR
OTHER RELATED MATTERS. (ANX-63179)

13 Sponsored by: Councilman Steven D. Ross

Summary: Annexes property described as
generally located at 5686 North Rainbow
Boulevard.

14
15 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
16 ORDAIN AS FOLLOWS:

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

20 That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4)
21 of Section 26, Township 19 South, Range 60 East, M.D.M. as shown on Rainbow
Gardens Subdivision in Book 17 of Plats, Page 6 of Clark County Nevada records
described as follows:

22
23 Lot 12 in Block 1 of said Rainbow Gardens Subdivision, together with the
adjoining 50.00 foot half street right of way of Rainbow Boulevard as shown by
24 map thereof on file in Book 17 of Plats, Page 6 in the Office of the County
Recorder of Clark County, Nevada.

25 SECTION 2: The City Council hereby determines that the described territory

1 meets the requirements provided by law for annexation to the City for the following reasons:

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

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

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

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

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

1 | installations will also be made at the expense of the property owners, either by means of special
2 | assessment districts or as prerequisites to the approval of subdivision plats, building permits or
3 | other land use or development applications.

4 | SECTION 4: The annexation of the described territory shall become effective
5 | on the 24th day of June, 2016, and on that date the City will have the funds appropriated in
6 | sufficient amount to finance the extension into the described territory of police protection, fire
7 | protection, street maintenance, street sweeping, and street lighting maintenance.

8 | SECTION 5: The described territory, together with the inhabitants and property
9 | thereof, shall, from and after the 24th day of June, 2016, be subject to all debts, laws, ordinances
10 | and regulations in force in the City and shall be entitled to the same privileges and benefits as other
11 | parts of the City, and shall be subject to municipal taxes levied by the City.

12 | SECTION 6: The City Engineer is hereby instructed to cause to be prepared an
13 | accurate map or plat of the described territory and to record the map or plat, together with a
14 | certified copy of this ordinance, in the office of the County Recorder of Clark County, Nevada,
15 | which recording shall be done prior to the 24th day of June, 2016.

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

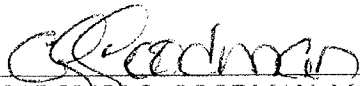
19 | SECTION 8: If any section, subsection, subdivision, paragraph, sentence, clause
20 | or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or
21 | invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the
22 | validity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

1 | declared unconstitutional, invalid or ineffective.

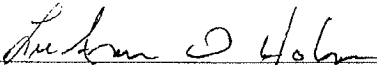
2 | SECTION 9: All ordinances or parts of ordinances or sections, subsections,
3 | phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las
4 | Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

5 | PASSED, ADOPTED and APPROVED this 15th day of June,
6 | 2016.

7 | APPROVED:

8 | By 
9 | CAROLYN G. GOODMAN, Mayor

10 | ATTEST:

11 | 
12 | LUANN D. HOLMES, MMC
12 | City Clerk

13 | APPROVED AS TO FORM:

14 | Val Steed 5-3-16
15 | Val Steed, Date
16 | Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 18th day of May, 2016, and referred to a committee for recommendation; hereafter
3 the committee reported favorably on said ordinance on the 15th day of June, 2016, which
4 as a regular meeting of said Council; that at said regular meeting, the proposed ordinance
5 was read by title to the City Council as first introduced and adopted by the following vote:

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

8 VOTING "NAY": None

9 ABSENT: None

10 ABSTAINED: None

11
12 APPROVED:

13 

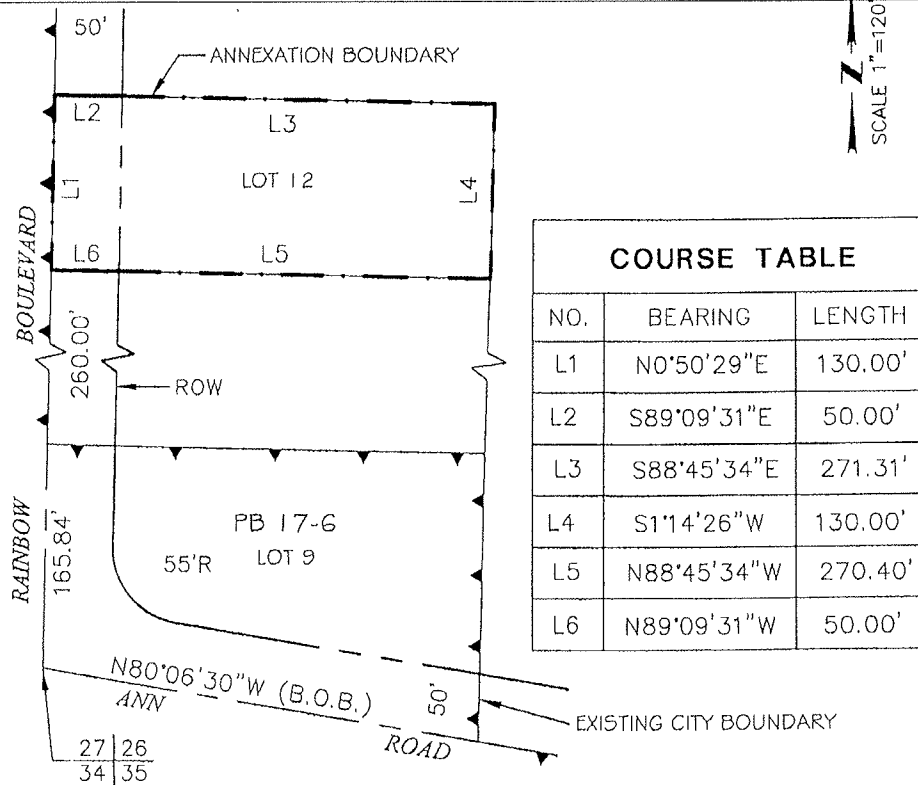
14 CAROLYN G. GOODMAN, Mayor

15 ATTEST:

16 

17 LUANN D. HOLMES, MMC City Clerk

PORTION OF SW 1/4 SW 1/4 SEC 26, T19S, R60E, M.D.M.



ANNEXATION AREA = 41,711 S.F.

ANX-63179

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No. 6537

THE MAP WAS PREPARED FROM INFORMATION AS SHOWN ON BOOK 17 OF PLATS
PAGE 6 OF CLARK COUNTY NEVADA RECORDS. NO RESPONSIBILITY IS ASSUMED
FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON.

3/28/16 F:\PW\DEPARTMENT\SUSKPRO\RIGHT-OF-WAY\RW PLATS\ANX-63179.DWG



DEPARTMENT OF OPERATIONS AND MAINTENANCE
RIGHT-OF-WAY SECTION

DATE: MARCH 2018 DRAWN BY: BYU

SHEET: 1 OF 1

ANNEXATION PLAT FOR
ANX-63179

EAST OF RAINBOW BOULEVARD
NORTH OF ANN ROAD



ORDINANCE REQUEST MEMORANDUM



SUBJECT TO ORDINANCE:

ANX-63179

AQUA BAMBOO, LLC

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

March 30, 2016

TO:

Val Steed
City Attorney's Office

FROM:

Planning Department
Yorgo Kagafas, AICP
Case Planning
x6196

SUBJECT:

ANX-63179

COPIES TO:

File

ANX-63179 - ANNEXATION - APPLICANT/OWNER: AQUA BAMBOO, LLC - For possible action on a Petition to Annex 0.81 acres located 5686 North Rainbow Boulevard (APN 125-26-410-004), Ward 6 (Ross).

Staff proposes the following dates:

1st Reading by City Council: **May 18, 2016**

Recommendation: **May 31, 2016**

2nd Reading By City Council: **June 1, 2016**

City Council Final: **June 15, 2016**

Effective Date/Recordation of Ordinance: **June 24, 2016**

Location: 5686 North Rainbow Boulevard

Acreage: 0.81

County Land Use: RN (Rural Neighborhood)

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

Existing Use: Single Family, Detached

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 on the east side of Rainbow Boulevard, north of Ann Road for City of Las Vegas annexation purposes.

LEGAL DESCRIPTION

That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 26, Township 19 South, Range 60 East, M.D.M. as shown on Rainbow Gardens Subdivision in Book 17 of Plats, Page 6 of Clark County Nevada records described as follows:

Lot 12 in Block 1 of said Rainbow Gardens Subdivision, together with the adjoining 50.00 foot half street right of way of Rainbow Boulevard as shown by map thereof on file in Book 17 of Plats, Page 6 in the Office of the County Recorder of Clark County, Nevada.

The above described parcel of land contains an area of 41,711 square feet more or less.

The MAP EXHIBIT accompanying this legal description is attached hereto and made a part thereof.

END OF DESCRIPTION

Prepared by:
Brian Yu, PLS
City of Las Vegas
Dept. of Operations and Maintenances
Right-of-Way,
333 N. Rancho Drive, 8th Floor
Las Vegas, NV 89106
byu@lasvegasnevada.gov

ANX-63179



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Aqua Bamboo, LLC
 Project Address (Location) 5686 North Rainbow Blvd
 Project Name Aqua Bamboo Proposed Use Residential
 Assessor's Parcel #(s) 125-26-410-004 Ward # 6
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage 2713 Floor Area Ratio 2713
 Gross Acres .82 Lots/Units 1 Density Low
 Additional Information _____

PROPERTY OWNER Aqua Bamboo, LLC Contact Jimmy D. Epley
 Address 6717 Cambium Pine Avenue Phone: (702) 985-4108 Fax: _____
 City Las Vegas State NV Zip 89130
 E-mail Address jimmy.epley@kozgfx.com

APPLICANT Aqua Bamboo, LLC Contact Jimmy D. Epley
 Address 6717 Cambium Pine Avenue Phone: (702) 985-4108 Fax: _____
 City Las Vegas State NV Zip 89130
 E-mail Address jimmy.epley@kozgfx.com

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

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* [Signature]
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

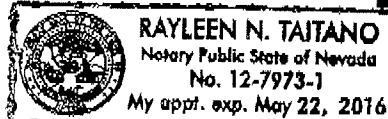
Print Name Jimmy D. Epley

Subscribed and sworn before me

This 1ST day of March, 20 16

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

depot\Application Packet\Application Form.pdf

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:

81

General Location of Annexation Area:

Respectfully submitted,

Signature: _____

«OWNERSNAME»

Signature: _____

«OWNERSNAME»

Name (Print):

Jimmy D. Epley

Address:

6717 Cambium Pine Ave.
Las Vegas NV 89130

RECEIVED

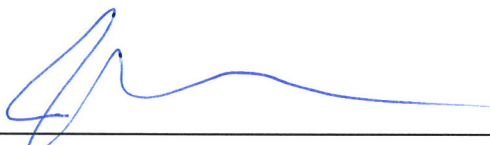
JAN 28 2017

Dept of Planning
City of Las Vegas

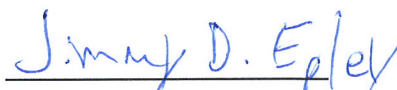
AGREEMENT

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.



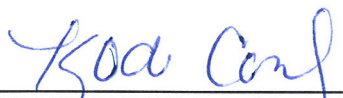
«OWNERSNAME»



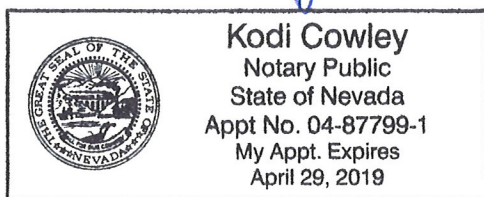
«OWNERSNAME»

Subscribed and sworn to before me this

13th day of Jan, 2016



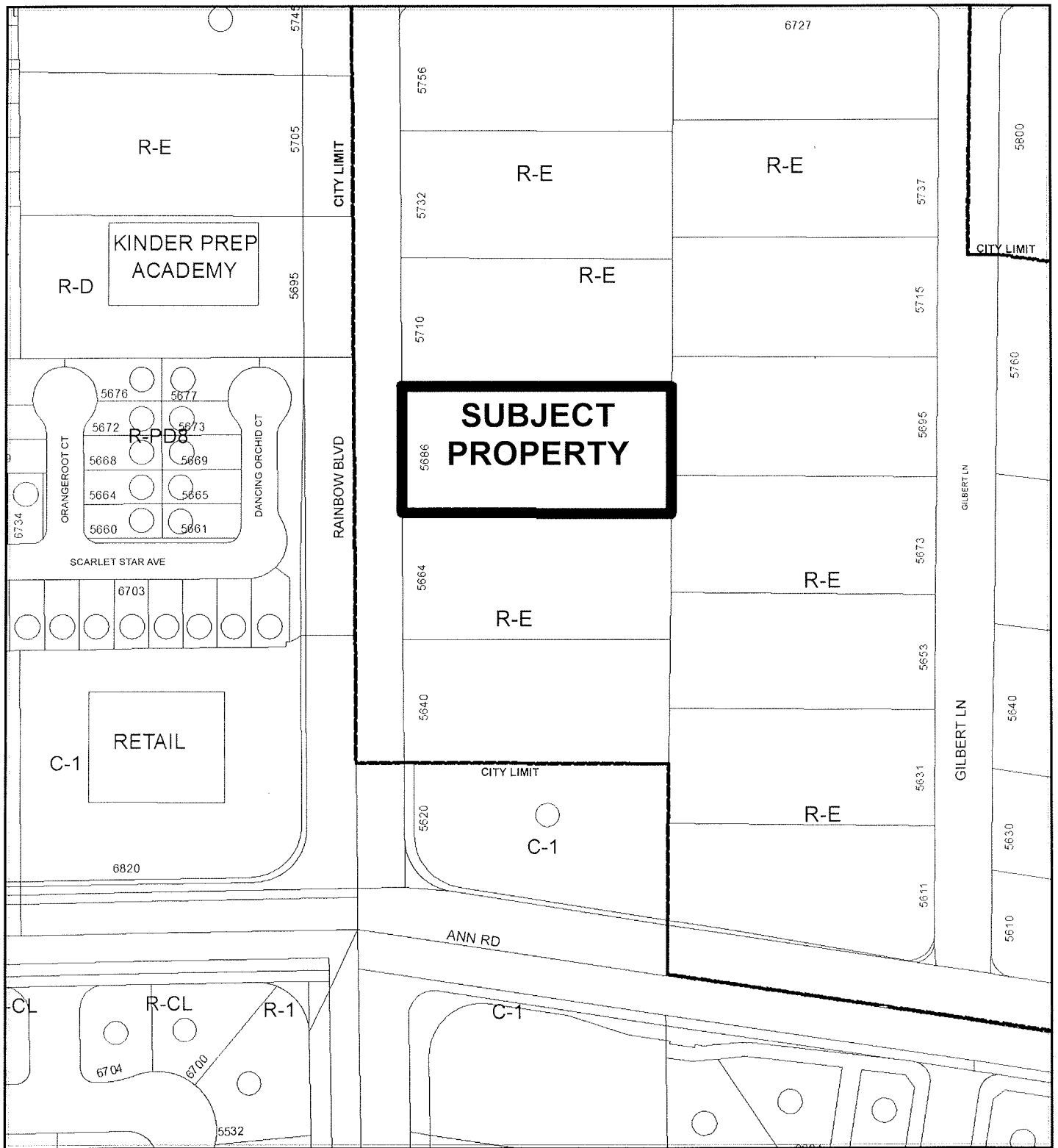
NOTARY PUBLIC in and for said County and State



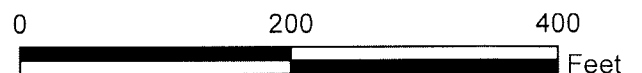
RECEIVED

JAN 28 2016

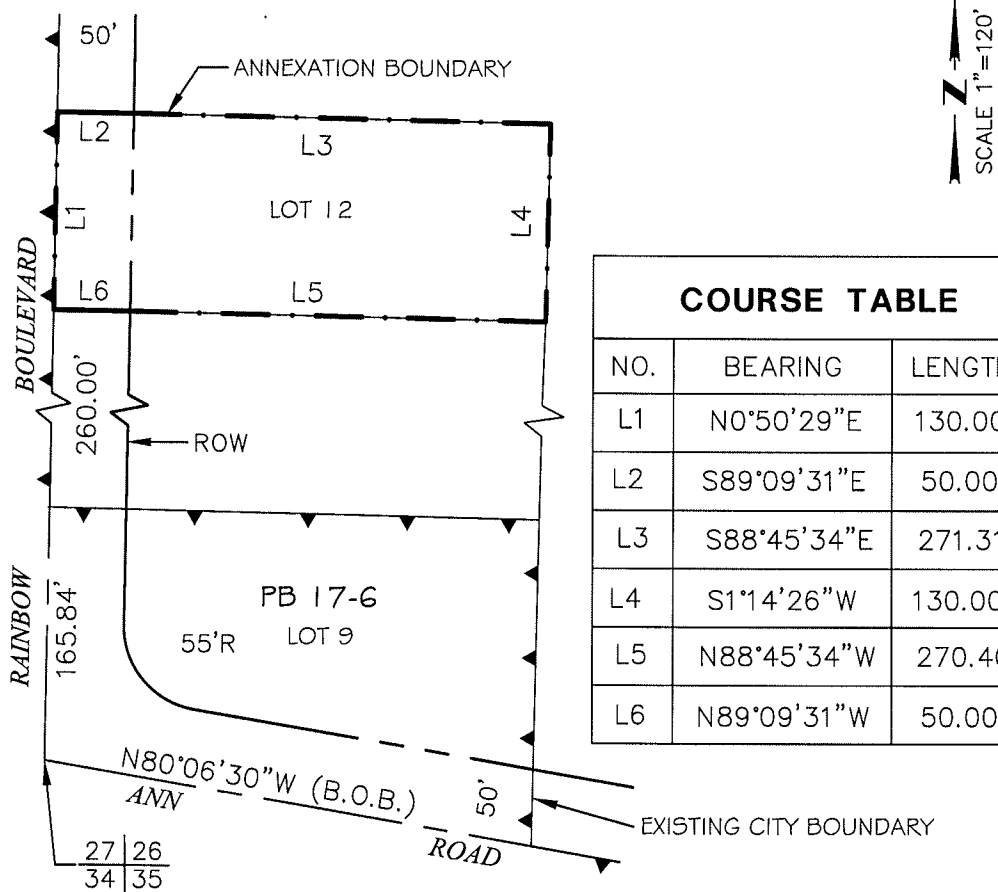
Dept of Planning
City of Las Vegas



CASE: ANX-63179



PORTION OF SW 1/4 SW 1/4 SEC 26, T19S, R60E, M.D.M.



ANNEXATION AREA = 41,711 S.F.

ANX-63179

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No. _____

THE MAP WAS PREPARED FROM INFORMATION AS SHOWN ON BOOK 17 OF PLATS PAGE 6 OF CLARK COUNTY NEVADA RECORDS. NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN THEREON.

DEPARTMENT OF OPERATIONS AND MAINTENANCE
RIGHT-OF-WAY SECTION
DATE: MARCH 2016 DRAWN BY: BYU
SHEET: 1 OF 1

ANNEXATION PLAT FOR
ANX-63179

EAST OF RAINBOW BOULEVARD
NORTH OF ANN ROAD

ANX-63179



DEPARTMENT OF PLANNING

ANNEXATION SUBMITTAL REQUIREMENTS

APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner. An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Annexation is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Annexation application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Annexation.

DEED & LEGAL DESCRIPTION: In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible.

COUNTY ZONING AND ENTITLEMENTS: Should the request for annexation include a request to accept Clark County Zoning and Entitlements, a copy of County actions should be included. Those actions must include any conditions of approvals, site plans, elevations, landscape plans and any other exhibits or attachments. If there are none, than a written statement signed and dated by the owner of the property is required stating that there are no Entitlements nor are any pending in Clark County.

FEES: \$300.00 plus \$30 for recording of Notice of Zoning Action

STATEMENT OF FINANCIAL INTEREST: A completed Statement of Financial Interest is required.

RW (Rural Neighborhood) Clark Co

R-E (Rural Estates Residential District) Clark Co.



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: Aqua Bamboo, LLC

Assessor's Parcel Number(s): 125-26-410-004

Hansen #: 63179 PRJ #: N/A

Date Requested: 3/28/16 Date Required: 4/11/16

Requested by: Yorgo Phone #: 6196

APN(s) of adjacent 1/8th CLV limit: 125-27-815-058

ADDITIONAL INFORMATION:

Owner requested

**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

Case Number: _____ APN: 125-26-410-004
Name of Property Owner: Aqua Bamboo, LLC
Name of Applicant: Aqua Bamboo, LLC
Name of Representative: Jimmy D. Epley Mgr.

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: _____

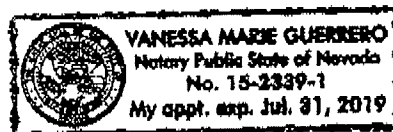
Signature of Property Owner: _____

Print Name: Jimmy D. Epley Mgr.

Subscribed and sworn before me

This 23 day of March, 2016

[Signature]
Notary Public in and for said County and State



20050812-0002462

APN: 125-26-410-004
Recording requested by and mail documents and
tax statements to:

Name: Jimmy D. + Jeannifer B. Epley
Address: 6717 Cambium Pine Ave.
City/State/Zip: Las Vegas NV 89130

DED104mk
Nevada Legal Forms & Books, Inc. (702) 870-8977
www.legalformsrus.com

Fee: \$16.00 RPTT: EX#009
N/C Fee: \$25.00

08/12/2005 13:44:28
T20050147714

Requestor:
DEED

Frances Deane LeahR
Clark County Recorder Pgs: 3

RPTT: _____

QUITCLAIM DEED

THIS INDENTURE WITNESS That the GRANTOR(S): Jimmy Epley

for and in consideration of 1 Dollars (\$ 1)

do hereby QUITCLAIM the right, title and interest, if any, which GRANTOR may have in all that real
property, the receipt of which is hereby acknowledged, to the GRANTEE(S): Aqua Bamboo, LLC

all that real property situated in the City of Las Vegas

County of Clark, State of Nevada

bounded and described as follows: (Set forth legal description and commonly known address)

5686 North Rainbow Blvd.
Rainbow Gardens Sub
Plat Book 17 Page 6
Lot 12 Block 1

WARNING: THE COUNTY RECORDER MAY CHARGE AN ADDITIONAL FEE IF YOU
WRITE WITHIN THE 1" MARGINS OF THIS DOCUMENT OR VIOLATE ANY OTHER
RECORDING REQUIREMENTS IMPOSED BY YOUR COUNTY RECORDER.

together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 12th day of August, 2005.

Signature of Grantor

Signature of Grantor

Print or Type Name Here

Print or Type Name Here

STATE OF NEVADA)
COUNTY OF CLARK)

On this 12 day of August, 2005, personally appeared before me, a Notary Public Jimmy Dean Epley personally known to me to be the person(s) whose name(e) is subscribed to the above instrument who acknowledged that he executed this instrument. Witness my hand and official seal.

Charlene M. Darvey

Notary Public

My commission expires: 1/8/2006

Consult an attorney if you doubt this forms fitness for your purpose.



RECEIVED

STATE OF NEVADA
DECLARATION OF VALUE

1 Assessor Parcel Number (s)

a) 125-26-410-004
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☒ Single Fam. Res.
b) ☐ 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

Document/Instrument #: _____
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
(\$ _____)
\$ 0
\$ 0

4. IF EXEMPTION CLAIMED:

- a. Transfer Tax Exemption per NRS 375.090, Section 9
c. Explain Reason for Exemption: Transfer to business

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 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 [Signature] Capacity Owner

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print name: Jimmy Epley
Address: 6717 Cambium Pine Ave.
City: Las Vegas
State: NV Zip: 89130

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print name: Aqua Bamboo, LLC
Address: 6717 Cambium Pine Ave.
City: Las Vegas
State: NV Zip: 89130

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

Print Name: Same as seller Escrow# _____

Address: _____

City: _____ State: _____ Zip: _____

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

RECEIVED

JAN 28 2013

Zip: _____
Dept of Planning
City of Las Vegas

State of Nevada
Declaration of Value

280397 07
01481

1. Assessor's Parcel Number(s)

a) 125-26-410-004

b)

c)

d)

2. Type of Property:

- a) ☐ Vacant Land
c) ☐ Condo/Townhouse
e) ☐ Apt. Bldg.
g) ☐ Agricultural
i) ☐ Other

- b) ☒ Single Fam. Resi
d) ☐ 2-4 Plex
f) ☐ Comm/Ind'l
h) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #:
Book: Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property:

\$281,500.00

Deed in Lieu of Foreclosure Only (value of property):

()

Transfer Tax Value:

\$281,500.00

Real Property Transfer Tax Due:

\$703.75

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section:

b. Explain Reason for Exemption:

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: [Signature]

Capacity: SELLER

Signature: [Signature]

Capacity: Buyer

Print Name: Michael A. Walker

Address: 219 NAVADO DR

City, State, Zip: 85806, AZ 85603

Print Name: Jimmy Dean Epley

Address: 5686 Rainbow Blvd

City, State, Zip: Las Vegas NV 89130

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

Company Name: United Title of Nevada

Esc #: 03300561-064-CRB

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

United Title of Nevada

3880 Howard Hughes Pkwy., Ste. 100

Las Vegas, Nevada 89109

1461
2845

RECEIVED

JAN 28 2015

Dept of Planning
City of Las Vegas

APN: 125-26-410-004
APR R.P.T.T. \$703.75

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:
JIMMY DEAN EPLEY
5685 North Rainbow Blvd.
Las Vegas, NV 89130

RECORDERS MEMO
POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENT

ESCROW NO: 03300561-064-CRB

20030707
01461

***** CLARK COUNTY, NEVADA *****
FARMER DEANE, RECORDER
RECORDED AT REQUEST OF: UNITED TITLE OF NEVADA
07-07-2003 14:06 JYD PAGE COUNT: 3
OFFICIAL RECORDS
BOOK/INSTR: 20030707-01461 FEE: 16.00
APTT: 703.75

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
Michael A. Walker, a single man

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey to

Jimmy Epley, a married man as his sole and separate property

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements
now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

Witness my/our hand(s) on May 27, 2003

SELLERS:


Michael A. Walker

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JAN 28 2016

Dept of Planning
City of Las Vegas

20030707
01461

ESCROW NO: 03300561-064-CRB

STATE OF NEVADA)
) ss.
COUNTY OF Clark)

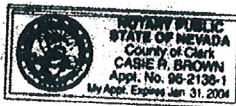
Escrow No. 03300561-064-CRB

On this 2nd day of July 2003

appeared before me, a Notary Public,

MICHAEL A. Walker

personally known or proven to me to be the
person(s) whose name(s) is/are subscribed to the
above instrument, who acknowledged that
he/she/they executed the instrument for the
purposes therein contained.



Notary Public

My commission expires: 1-31-04

RECEIVED

JAN 28 2016

Dept of Planning
City of Las Vegas

20030707
.01481

ESCROW NO: 03300561-064-CRB

EXHIBIT A

Lot Twelve (12) in Block One (1) of RAINBOW GARDENS SUBDIVISION, as shown by map thereof on file in Book 17 of Plats, Page 6, in the Office of the County Recorder of Clark County, Nevada.

TOGETHER with a non-exclusive easement for alley purposes over, along and across the East 10 feet.

ALSO TOGETHER with and undivided 1/15 interest in and to that certain water well located in the Northwest corner of Lot 11 of RAINBOW GARDENS SUBDIVISION and in and to the water pipe line running from said well to the lots within the subdivision.

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JAN 28 2016

Dept of Planning
City of Las Vegas

PARCEL NO. 125-26-410-004

**GRANT, BARGAIN, SALE DEED
THIS INDENTURE WITNESSETH:**

That Grantor: Jimmy D. Epley & Jeannifer B. Epley a married couple, in consideration of NIL does hereby Grant, Bargain, Sell and Convey and Warrant to Grantee:

Jimmy Dean Epley & Jeannifer B. Epley Trustees of the "Jimmy Dean Epley & Jeannifer B. Epley, Revocable Trust", Dated October 12, 2004 all that real property situated in the City of Las Vegas, County of Clark and state of Nevada, bounded and described as follows:

**RAINBOW GARDENS SUB
PLAT BOOK 17 PAGE 6
LOT 12 BLOCK 1**

More commonly known as: 5686 North Rainbow Blvd., Las Vegas, NV 89130
SUBJECT TO: RESTRICTIONS, CONDITIONS, 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 pertaining. The property is conveyed with all warranties of title (subject to encumbrances of record).

The Grantee(s), as Trustee(s) of the above referenced Trust and their successor(s) may sell, encumber, or otherwise transfer said property, and any interest therein and no person dealing with the Trustee(s) has any duty to inquire as to the terms of the Trust or as to the application of the proceeds from the sale, transfer or encumbrance thereof.

The undersigned Grantor(s), under penalties of perjury, declare(s) that the actual consideration received for this conveyance was NIL.

MAIL TAX NOTICE/BILL TO GRANTEE:

Jimmy Dean Epley & Jeannifer B. Epley Trustee of the "Jimmy Dean Epley & Jeannifer B. Epley Revocable Trust", Dated October 12, 2004, whose address is 5686 North Rainbow Blvd., Las Vegas, NV 89130

Witness my hand this 12TH day of NOVEMBER, 2004.

Jimmy Dean Epley

Jeannifer B. Epley

STATE OF NEVADA)

) ss

COUNTY OF CLARK)

On this 12TH day of NOVEMBER 2004 personally appeared before me, a notary public Jimmy Dean Epley & Jeannifer B. Epley known to me to be the above person whose name is subscribed to the above instrument who acknowledged that (s)he executed the above instrument.

NOTARY PUBLIC

Please Return Declaration to:

Jimmy Dean Epley & Jeannifer B. Epley
5686 North Rainbow Blvd.
Las Vegas, NV 89130



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JAMES S. RHODES

No: 01-69563-1
My Appointment Expires July 13, 2005

JAN 28 2005

Dept of Planning
City of Las Vegas

20050110-0000026

Fee: \$15.00 RPTT: EX#006
N/C Fee: \$0.00

01/10/2005 07:47:50
T20050005279

Requestor:
JIMMY DEAN EPLEY

Frances Deane
Clark County Recorder

EAH
Pgs: 2

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 125-26-410-004
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
Other _____

FOR RECORDER'S 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) \$ Ø

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ Ø

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 6

b. Explain Reason for Exemption: CONVEYANCE TO A FAMILY
TRUST WITHOUT CONSIDERATION

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 [Signature] Capacity TRUSTEE

Signature [Signature] Capacity TRUSTEE

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

Print Name: JIMMY DEAN EPLEY
Address: 5686 NORTH RAINBOW BLVD
City: LAS VEGAS
State: NV Zip: 89130

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

Print Name: JIMMY DEAN EPLEY
Address: 5686 NORTH RAINBOW BLVD.
City: LAS VEGAS
State: NV Zip: 89130

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

Print Name: _____ Escrow #: _____
Address: SAME
City: _____ State: _____ Zip: _____

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION
OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

JAN 28 2016

Dept of Planning
City of Las Vegas

20050705-0000811

Fee: \$18.00 RPTT: EX#007
N/C Fee: \$0.00

07/05/2005 09:46:55
T20050120504

Requestor:
CHICAGO TITLE

Frances Deane LEX
Clark County Recorder Pgs: 5

APN: 125-26-410-004
Affix R.P.T.T. EXEMPT # 6

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

JIMMY EPLEY

5686 NORTH RAINBOW BLVD.
LAS VEGAS, NV 89130

ESCROW NO: 05043706-064-CRB

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Jimmy Dean Epley & Jennifer B. Epley, Trustees of The Jimmy Dean Epley & Jennifer B. Epley
Revocable Trust dated October 12, 2004

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged,
do hereby Grant, Bargain, Sell and Convey to

Jimmy Epley, a married man as his sole and separate property

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
See Exhibit A attached hereto and made a part hereof.

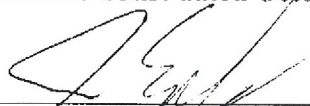
- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements
now of record, if any.

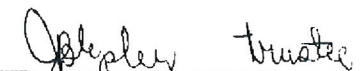
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

Witness my/our hand(s) on June 27, 2005

GRANTORS:

The Jimmy Dean Epley and Jennifer B. Epley
Revocable Trust dated October 12, 2004

 Trustee
Jimmy Dean Epley, Trustee

 Trustee
Jennifer B. Epley, Trustee

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JAN 28 2015

Dept of Planning
City of Las Vegas

ESCROW NO: 05043706-064-CRB

STATE OF NEVADA)
) ss.

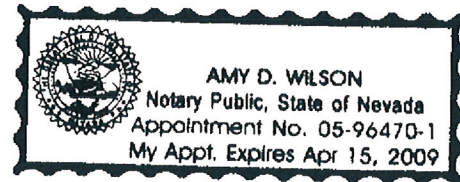
COUNTY OF Clark)
On this 28 JUNE 2005
appeared before me, a Notary Public,
JIMMY EPLEY

personally known or proven to me to be the
person(s) whose name(s) is/are subscribed to the
above instrument, who acknowledged that
he/she/they executed the instrument for the
purposes therein contained.



Notary Public

My commission expires: 4-15-2009



RECEIVED

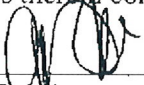
JAN 28 2016

Dept of Planning
City of Las Vegas

STATE OF NEVADA)
)ss
COUNTY OF CLARK)

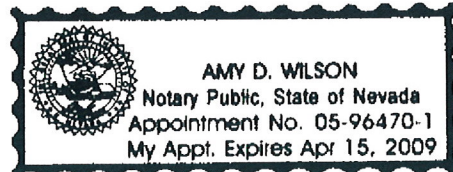
On 29 JUNE 2005
personally appeared before me, a Notary Public,
JENNIFER B. EPLEY

personally known or proven to me to be the
person(s) whose name(s) is/are subscribed to the
above instrument who acknowledged that
he/she/they executed this instrument for the
purposes therein contained.



Notary Public

My commission expires: 4-15-2009



RECEIVED

JAN 28 2006

Dept of Planning
City of Las Vegas

Exhibit A

Lot Twelve (12) in Block One (1) of RAINBOW GARDENS SUBDIVISION, as shown by map thereof on file in Book 17 of Plats, Page 6, in the Office of the County Recorder of Clark County, Nevada.

TOGETHER with a non-exclusive easement for alley purposes over, along and across the East 10 feet.

ALSO TOGETHER with and undivided 1/15 interest in and to that certain water well located in the Northwest corner of Lot 11 of RAINBOW GARDENS SUBDIVISION and in and to the water pipe line running from said well to the lots within the subdivision.

ASSESSOR'S COPY

RECEIVED

JAN 28 2016

Dept of Planning
City of Las Vegas

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 125-26-410-004

b)

c)

d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY	
Documentation/Instrument #:	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	<i>[Handwritten initials]</i>

3. Total Value/Sales Price of Property:

\$0.00

Deed in Lieu of Foreclosure Only (value of property): (0.00)

Transfer Tax Value: \$0.00

Real Property Transfer Tax Due: \$0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: EXEMPT *[Handwritten mark]*

b. Explain Reason for Exemption: Transfer from trust

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 *[Handwritten Signature]*

Capacity Grantor

Signature *[Handwritten Signature]*

Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Jimmy D. Epkey
Address: 5686 North Rainbow Blvd.
City: Las Vegas
State: NV Zip: 89130

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Jimmy D. Epkey
Address: 5686 North Rainbow Blvd.
City: Las Vegas
State: NV Zip: 89130

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

Print Name: Chicago Title
Address: 3980 Howard Hughes Parkway
City/State/Zip: Las Vegas, NV 89109

Escrow #: 05043706-064

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

RECEIVED
[Handwritten 4/11]
JAN 28 2005

Dept of Planning
City of Las Vegas

DECLARATION OF

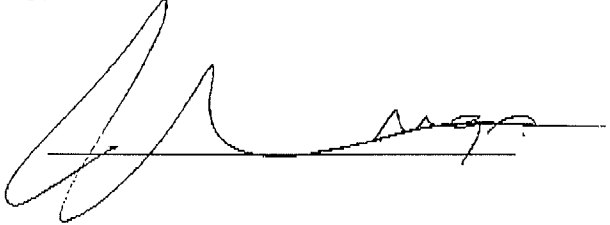
I, Jim Epley, declare under penalty of perjury that the following is true and correct and state:

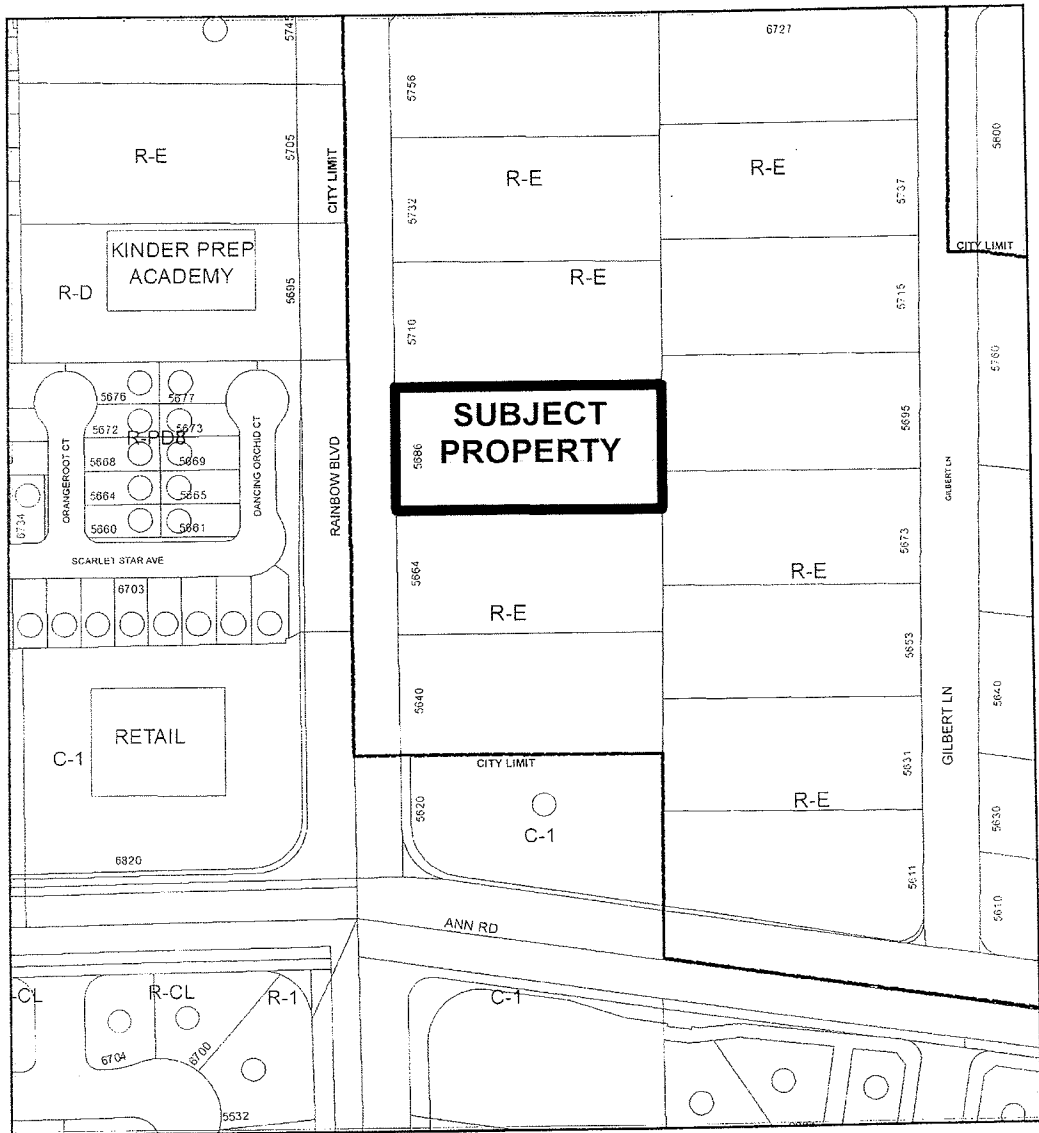
1. That I am a citizen of the United States, over the age of eighteen (18) years, and competent to testify as to the matters stated herein;

2. That I am the owner of the property located at 5686 N. Rainbow Blvd., Las Vegas, Nevada;

3. That at the time of the signing of this Declaration, there were no encumbrances, liens or entitlements against my property and in favor of Clark County.

DATED: This 2nd day of February, 2016.

2/2/16 



CASE: ANX-63179

