

A.P.N.: 162-16-115-451
File No: 107-2518319 (AK)
R.P.T.T.: \$1,224.00 C

Inst #: 20170405-0002706
Fees: \$19.00 N/C Fee: \$25.00
RPTT: \$1224.00 Ex: #
04/05/2017 03:24:29 PM
Receipt #: 3050855
Requestor:
FIRST AMERICAN TITLE INSURA
Recorded By: OSA Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:
Victoria Harbor Investment, LLC
3265 Lindell
Las Vegas, NV 89146

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Trump Ruffin Tower I, LLC, a Delaware Limited Liability Company

do(es) hereby *GRANT, BARGAIN and SELL* to

Victoria Harbor Investment, LLC., A Nevada Limited Liability Company

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

PARCEL ONE (1):

UNIT 3200 IN THE TRUMP INTERNATIONAL HOTEL & TOWER – LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 139 OF PLATS, PAGE 56, AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS (THE "DECLARATION") FOR THE TRUMP INTERNATIONAL HOTEL & TOWER – LAS VEGAS, RECORDED FEBRUARY 22, 2008 IN BOOK 20080222 AS DOCUMENT NO. 0004835 AND RE-RECORDED MARCH 5, 2008 IN BOOK 20080305 AS DOCUMENT NO. 0002022 BOTH IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL TWO (2):

AN ALLOCATED INTEREST AS A TENANT-IN-COMMON IN THE COMMON ELEMENTS OF THE TRUMP INTERNATIONAL HOTEL & TOWER – LAS VEGAS (INCLUDING ANY ANNEXATIONS THERETO), AS SHOWN BY MAP THEREOF ON FILE IN BOOK 139 OF PLATS, PAGE 56, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND AS SET FORTH IN THE DECLARATION.

PARCEL THREE (3)

A NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS, EGRESS, USE, ENJOYMENT AND OTHER PURPOSES ALL AS DESCRIBED IN THE DECLARATION.

Subject to

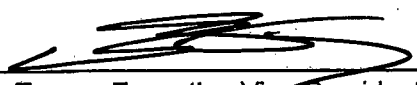
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 03/29/2017

ASSESSOR'S COPY

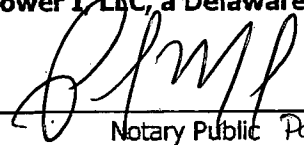
Trump Ruffin Tower I, LLC, a Delaware
limited liability company


By: Eric Trump, Executive Vice President
of Development and Acquisitions

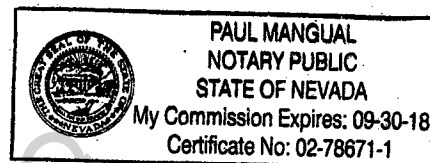
Vice President

STATE OF Nevada)
COUNTY OF Clark) ss.

This instrument was acknowledged before me on 2-23-16 by
**Eric Trump, Executive Vice President of Development and Acquisitions of Trump
* Ruffin Tower I, LLC, a Delaware Limited Liability Company.**


Notary Public Paul Mangual
(My commission expires: 9-30-18)

* *



* Ruffin Tower I, LLC, a Delaware
Limited Liability Company

** Paul Mangual
Comm exp. 9/30/18
Certificate No. 02-78671-1

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 162-16-115-451
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property: \$240,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$240,000.00
d) Real Property Transfer Tax Due \$1,224.00

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Amy Klinzing

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: Trump Ruffin Tower I, LLC

Print Name: Victoria Harbor Investment, LLC

Address: 2000 Fashion Show Drive

Address: 3265 Lindell

City: Las Vegas

City: Las Vegas

State: NV Zip: 89109

State: NV Zip: 89146

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

First American Title Insurance

Print Name: Company

File Number: 107-2518319 AK/ km

Address: 8311 West Sunset Road, Suite 150

City: Las Vegas

State: NV Zip: 89113

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

A.P.N.: 162-16-115-478
File No: 107-2517994 (AK)
R.P.T.T.: \$1,249.50 C

Inst #: 20170330-0003398
Fees: \$19.00 N/C Fee: \$25.00
RPTT: \$1249.50 Ex: #
03/30/2017 02:09:34 PM
Receipt #: 3045858
Requestor:
FIRST AMERICAN TITLE INSURA
Recorded By: MAYSM Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:
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3265 Lindell Road
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PARCEL THREE (3)

A NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS, EGRESS, USE, ENJOYMENT AND OTHER PURPOSES ALL AS DESCRIBED IN THE DECLARATION.

Subject to


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

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

Date: 03/29/2017

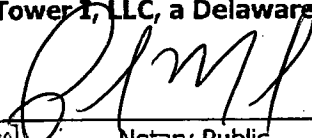
ASSESSOR'S COPY

Trump Ruffin Tower I, LLC, a Delaware
limited liability company

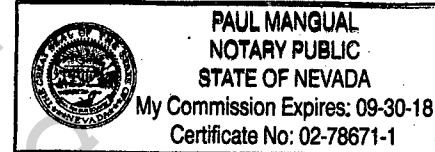

By: Eric Trump, Executive Vice President of Development and Acquisitions Vice President

STATE OF Nevada)
COUNTY OF Clark) ss.

This instrument was acknowledged before me on 2-23-16 by
**Eric Trump, Executive Vice President of Development and Acquisitions of Trump
* Ruffin Tower I, LLC, a Delaware Limited Liability Company.**


Paul Mangual Notary Public
(My commission expires 9-30-18)
expires 9/30/18

* *



* * Paul Mangual
Comm exp. 9/3/18
Certificate No. 02-78671-1

* Ruffin Tower I, LLC, a Delaware
Limited Liability Company

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

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b) _____
c) _____
d) _____

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property: \$245,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$245,000.00
d) Real Property Transfer Tax Due \$1,249.50

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Ang Klinzing, aka

Capacity: Agent

Signature: _____

Capacity: _____

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

Print Name: Trump Ruffin Tower I, LLC

Address: 2000 Fashion Show Drive

City: Las Vegas

State: NV Zip: 89109

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

Print Name: Victoria Harbor

Investment, LLC

Address: 3265 Lindell Road

City: Las Vegas

State: NV Zip: 89146

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

First American Title Insurance

Print Name: Company

File Number: 107-2517994 AK/ km

Address 8311 West Sunset Road, Suite 150

City: Las Vegas

State: NV Zip: 89113

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

VICTORIA HARBOR INVESTMENT LLC

Business Entity Information

Status:	Active	File Date:	2/23/2016
Type:	Domestic Limited-Liability Company	Entity Number:	E0084302016-8
Qualifying State:	NV	List of Officers Due:	2/28/2018
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20161109368	Business License Exp:	2/28/2018

Additional Information

Central Index Key:	
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Registered Agent Information

Name:	BARRY ZHANG CPA & ASSOCIATES LLC	Address 1:	3528 WYNN RD
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89103
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Limited-Liability Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
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No stock records found for this company

☒ Officers

☐ Include Inactive Officers

Managing Member - WANJUAN HUANG

Address 1:	6130 W FLAMINGO RD #527	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89103	Country:	USA
Status:	Active	Email:	

Managing Member - HAIYAN XU

Address 1:	6130 W FLAMINGO RD #527	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89103	Country:	USA
Status:	Active	Email:	



Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20160080498-38	# of Pages:	1
File Date:	2/23/2016	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20160080499-49	# of Pages:	1
File Date:	2/23/2016	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20170089568-86	# of Pages:	1
File Date:	2/28/2017	Effective Date:	
(No notes for this action)			