

A.P.N.: 162-16-116-367  
File No: 107-2521165 (AK)  
R.P.T.T.: \$1,504.50 C

Inst #: 20170531-0004155  
Fees: \$19.00 N/C Fee: \$25.00  
RPTT: \$1504.50 Ex: #  
05/31/2017 03:49:38 PM  
Receipt #: 3099407  
Requestor:  
FIRST AMERICAN TITLE INSURA  
Recorded By: BGN Pgs: 4  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Venture Magic, LLC, a Nevada limited liability company  
P.O. Box 20805  
San Jose, CA 95160

***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

Venture Magic, 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 5302 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: 05/17/2017

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

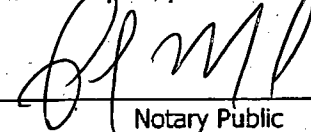
COUNTY OF

Clark

SS.

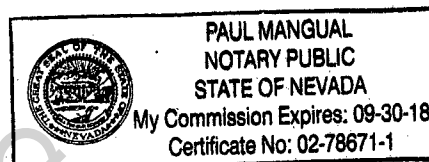
CLARK

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

(My commission expires:

9-30-18 )



PAUL MANGUAL

9-30-18

# 02-78671-1

NEVADA

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 162-16-116-367  
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: \$295,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$295,000.00  
d) Real Property Transfer Tax Due \$1,504.50

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: [Signature]

Capacity: agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Trump Ruffin Tower I, LLC

Print Name: company

Address: 2000 Fashion Show Drive

Address: P.O. Box 20805

City: Las Vegas

City: San Jose

State: NV Zip: 89109

State: CA Zip: 95160

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

First American Title Insurance

Print Name: Company

File Number: 107-2521165 AK/ AK

Address: 8311 West Sunset Road, Suite 150

City: Las Vegas

State: NV Zip: 89113

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

# VENTURE MAGIC LLC

## Business Entity Information

Status:	Active	File Date:	5/15/2017
Type:	Domestic Limited-Liability Company	Entity Number:	E0231712017-7
Qualifying State:	NV	List of Officers Due:	5/31/2018
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20171312433	Business License Exp:	5/31/2018

## Additional Information

Central Index Key:	
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## Registered Agent Information

Name:	LEGALINC CORPORATE SERVICES INC.	Address 1:	1810 E SAHARA AVE STE 214
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89104
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - 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 - SHU-LING HUANG

Address 1:	6965 LENWOOD WAY	Address 2:	
City:	SAN JOSE	State:	CA
Zip Code:	95120	Country:	
Status:	Active	Email:	



## Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20170212145-05	# of Pages:	1
File Date:	5/15/2017	Effective Date:	

(No notes for this action)

<b>Action Type:</b>	<b>Initial List</b>		
<b>Document Number:</b>	<b>20170219968-95</b>	<b># of Pages:</b>	<b>1</b>
<b>File Date:</b>	<b>5/21/2017</b>	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			