

A.P.N.: 162-16-115-508
File No: 107-2526116 (AK)
R.P.T.T.: \$1,275.00 C

Inst #: 20170825-0002271
Fees: \$19.00 N/C Fee: \$25.00
RPTT: \$1275.00 Ex: #
08/25/2017 02:21:37 PM
Receipt #: 3176382
Requestor:
FIRST AMERICAN TITLE INSURA
Recorded By: BGN Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:
Sunny Lane Management, Inc., a Nevada Corporation
9811 West Charleston Blvd., #365
Las Vegas, NV 89117

UNOFFICIAL COPY

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

Sunny Lane Management, Inc., a Nevada Corporation

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

PARCEL ONE (1):

UNIT 3401 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: 08/18/2017

UNOFFICIAL COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 162-16-115-508
 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: \$250,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$250,000.00
 d) Real Property Transfer Tax Due \$1,275.00

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, SA Capacity: Agent
 Signature: _____ Capacity: _____

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

Print Name: Trump Ruffin Tower I, LLC, a
Delaware limited liability company
 Address: 2000 Fashion Show Drive
 City: Las Vegas
 State: NV Zip: 89109

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

Print Name: Sunny Lane Management,
Inc., a Nevada
Corporation
 Address: 9811 West Charleston
Blvd., #365
 City: Las Vegas
 State: NV Zip: 89117

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

Print Name: First American Title Insurance Company File Number: 107-2526116 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.: 162-16-115-509
File No: 107-2526117 (AK)
R.P.T.T.: \$1,275.00 C

Inst #: 20170825-0002270
Fees: \$19.00 N/C Fee: \$0.00
RPTT: \$1275.00 Ex: #
08/25/2017 02:21:16 PM
Receipt #: 3176381
Requestor:
FIRST AMERICAN TITLE INSURA
Recorded By: CARLOSG Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:
Sunny Lane Management, Inc., a Nevada Corporation
9811 West Charleston Blvd., #365
Las Vegas, NV 89117

UNOFFICIAL COPY

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

Sunny Lane Management, Inc., a Nevada Corporation

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

PARCEL ONE (1):

UNIT 3402 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: 08/18/2017

UNOFFICIAL COPY

Trump Ruffin Tower I LLC, a Delaware limited liability company

By: *Nicole Milner-Breen*
Name: Nicole Milner-Breen
Title: Authorized Signor

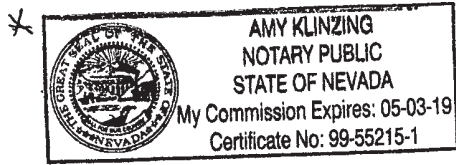
Name: Nicole Milner-Breen

UNOFFICIAL COPY

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on 8-24-17 by **Trump Ruffin Tower I, LLC, a Nevada limited liability company, Nicole Milner-Breen, authorized signor.**

Amy Klinzing
Notary Public
(My commission expires: 5-3-19)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 18, 2017** under Escrow No. **107-2526117**.

* Amy Klinzing
Comm exp. 5/3/19
Cert No. 99-55215-1

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 162-16-115-509
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: \$250,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$250,000.00
d) Real Property Transfer Tax Due \$1,275.00

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: Ang Klinzing Capacity: Agent

Signature: _____ Capacity: _____

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

Print Name: Trump Ruffin Tower I LLC, a
Delaware limited liability company

Address: 2000 Fashion Show Drive

City: Las Vegas

State: NV Zip: 89109

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

Print Name: Sunny Lane Management,
Inc., a Nevada
Corporation

Address: 9811 West Charleston
Blvd., #365

City: Las Vegas

State: NV Zip: 89117

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

Print Name: First American Title Insurance
Company

Address: 8311 West Sunset Road, Suite 150

City: Las Vegas

File Number: 107-2526117 AK/ km

State: NV Zip: 89113

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

A.P.N.: 162-16-115-510
File No: 107-2526119 (AK)
R.P.T.T.: \$1,275.00 C

Inst #: 20170825-0002361
Fees: \$19.00 N/C Fee: \$25.00
RPTT: \$1275.00 Ex: #
08/25/2017 02:22:54 PM
Receipt #: 3176407
Requestor:
FIRST AMERICAN TITLE INSURA
Recorded By: GEOW Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:
Sunny Lane Management, Inc., a Nevada Corporation
9811 West Charleston Blvd., #365
Las Vegas, NV 89117

UNOFFICIAL COPY

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

Sunny Lane Management, Inc., a Nevada Corporation

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

PARCEL ONE (1):

UNIT 3403 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: 08/18/2017

UNOFFICIAL COPY

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

By: Nicole Milner-Breen

Name: Nicole Milner-Breen
Title: Authorized Signor

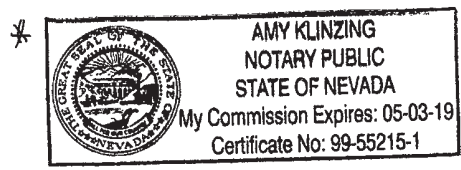
Name: Nicole Milner-Breen

UNOFFICIAL COPY

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on 8-24-17 by **Trump Ruffin Tower I, LLC, a Nevada limited liability company, Nicole Milner-Breen, authorized signor.**

Amy Klinzing
Notary Public
(My commission expires: 5-3-19)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 18, 2017** under Escrow No. **107-2526119**.

* Amy Klinzing
Comm exp. 5/3/19
Cert No. 99-55215-1

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 162-16-115-510
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: _____	

UNOFFICIAL COPY

3. a) Total Value/Sales Price of Property: \$250,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$250,000.00
d) Real Property Transfer Tax Due \$1,275.00

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: Ay Klitzing, SA Capacity: Agent
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Trump Ruffin Tower I, LLC
Address: 2000 Fashion Show Drive
City: Las Vegas
State: NV Zip: 89109

Print Name: Corporation
Address: 9811 West Charleston Blvd., #365
City: Las Vegas
State: NV Zip: 89117

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

First American Title Insurance
Print Name: Company File Number: 107-2526119 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.: 162-16-115-511
File No: 107-2526121 (AK)
R.P.T.T.: \$1,275.00 C

Inst #: 20170825-0002319
Fees: \$19.00 N/C Fee: \$25.00
RPTT: \$1275.00 Ex: #
08/25/2017 02:23:54 PM
Receipt #: 3176396
Requestor:
FIRST AMERICAN TITLE INSURA
Recorded By: CHONGMA Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:
Sunny Lane Management, Inc., a Nevada Corporation
9811 West Charleston Blvd., #365
Las Vegas, NV 89117

UNOFFICIAL COPY

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

Sunny Lane Management, Inc., a Nevada Corporation

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

PARCEL ONE (1):

UNIT 3404 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

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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: 08/18/2017

UNOFFICIAL COPY

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

By: *Nicole Milner-Breen*
Name: Nicole Milner-Breen
Title: Authorized Signor

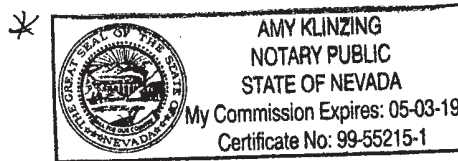
Name: Nicole Milner-Breen

UNOFFICIAL COPY

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on 8-24-17 by **Trump Ruffin Tower I, LLC, a Nevada limited liability company, Nicole Milner-Breen, authorized signor.**

Amy Klinzing
Notary Public
(My commission expires: 5-3-19)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 18, 2017** under Escrow No. **107-2526121**.

*Amy Klinzing
Comm exp. 5/3/19
cert No. 99-55215-1

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 162-16-115-511
 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: _____	

UNOFFICIAL COPY

3. a) Total Value/Sales Price of Property: \$250,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$250,000.00
 d) Real Property Transfer Tax Due \$1,275.00

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
 Address: 2000 Fashion Show Drive
 City: Las Vegas
 State: NV Zip: 89109

Print Name: Corporation
 Address: 9811 West Charleston Blvd., #365
 City: Las Vegas
 State: NV Zip: 89117

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

Print Name: First American Title Insurance Company File Number: 107-2526121 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)