

Inst #: 20220301-0000087  
Fees: \$42.00  
RPTT: \$0.00 Ex #: 007  
03/01/2022 07:02:20 AM  
Receipt #: 4906713  
Requestor:  
Morris Law Center  
Recorded By: WDMN Pgs: 5  
Debbie Conway  
CLARK COUNTY RECORDER  
Src: ERECORD  
Ofc: ERECORD

**RECORDING COVER PAGE**

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

**APN#** 161-32-201-005

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

**TITLE OF DOCUMENT**  
(DO NOT Abbreviate)

Grant, Bargain, Sale Deed

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

RECORDING REQUESTED BY:

Morris Law Center

RETURN TO: Name Morris Law Center

Address 450 W Sahara Ave Ste 330

City/State/Zip Las Vegas, NV 89146

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

Name Tarnita Woodard

Address 1452 W Horizon Ridge

City/State/Zip Henderson, NV 89012

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

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

P:\Common\Forms & Notices\Cover Page Template Oct2017

APN: 161-32-201-005

R.P.T.T.: \$0.00

Exempt: (NRS 375.090, Section 7)

**This Document Prepared By:**

ROBERT A. CLAVEL, ESQ.

*Attorney at Law*

Clavel Law, APLC

5857 Pine Ave., Suite B

Chino Hills, California 91709

909-531-4800

**After Recording, Return and  
Mail Tax Statements To:**

Tarnita Woodard, as Trustee

1452 W. Horizon Ridge

Henderson, NV 89012

**Send Subsequent Tax Bills To:**

Tarnita Woodard, as Trustee

1452 W. Horizon Ridge

Henderson, NV 89012

Phone: 702-587-9132

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

JAMAL RASHID, a single man,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to:

Tarnita Woodard, as Trustee of THE JP MORGAN BRIDGE IRREVOCABLE TRUST, U/A dated June 23, 2021, the GRANTEE,

Whose mailing address is 1452 W. Horizon Ridge, Henderson, NV 89012;

All of the following described real estate situated in the County of Clark, State of Nevada:

Lot Number 1: 1 District: PAR City, Municipality, Township: PARADISE TOWN

Subdivision Name: PARCEL MAP FILE 29 PAGE 24 Sec/Twn/Rng/Mer: SEC 32 TWN

21S RNG 62E

Per NRS 111.312 – The Legal Description appeared previously in Grant Deed, recorded on 09/22/2005, as Document No. 20050922- in Clark County Records, Clark County, Nevada.

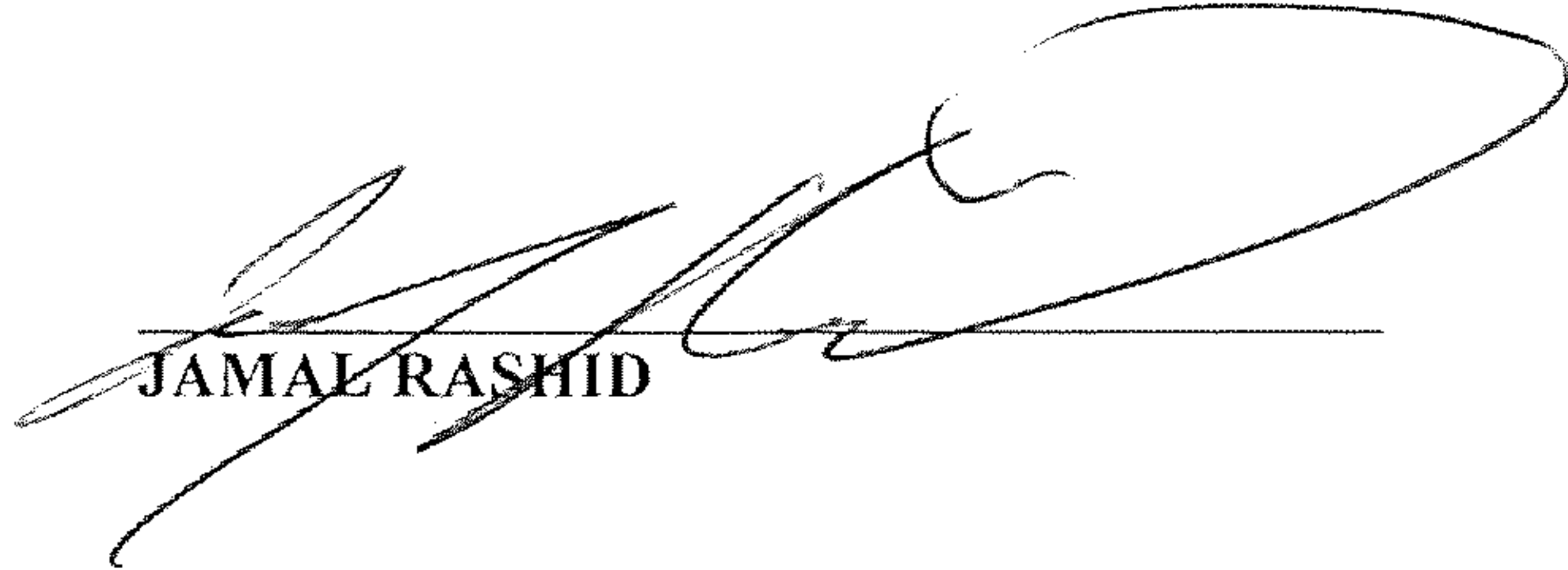
0004224  
MORE commonly known as: 4311 E. Oquendo Rd., NV.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

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

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

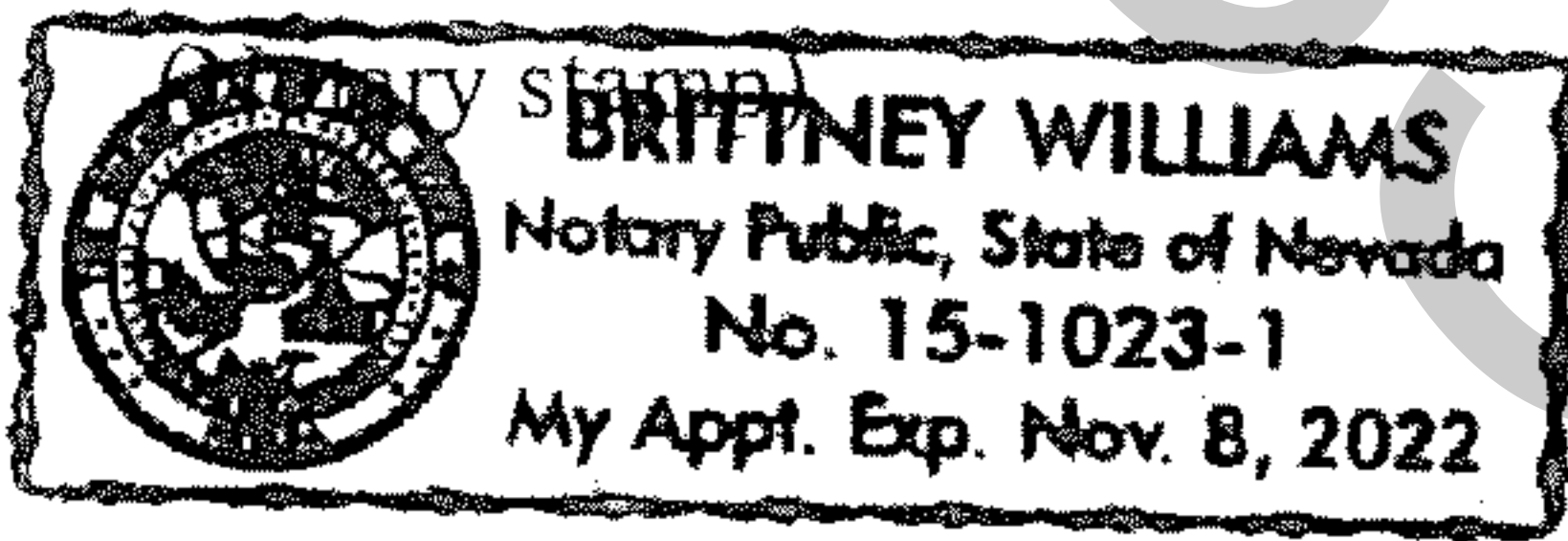
Dated this 10<sup>th</sup> day of August, 2021.

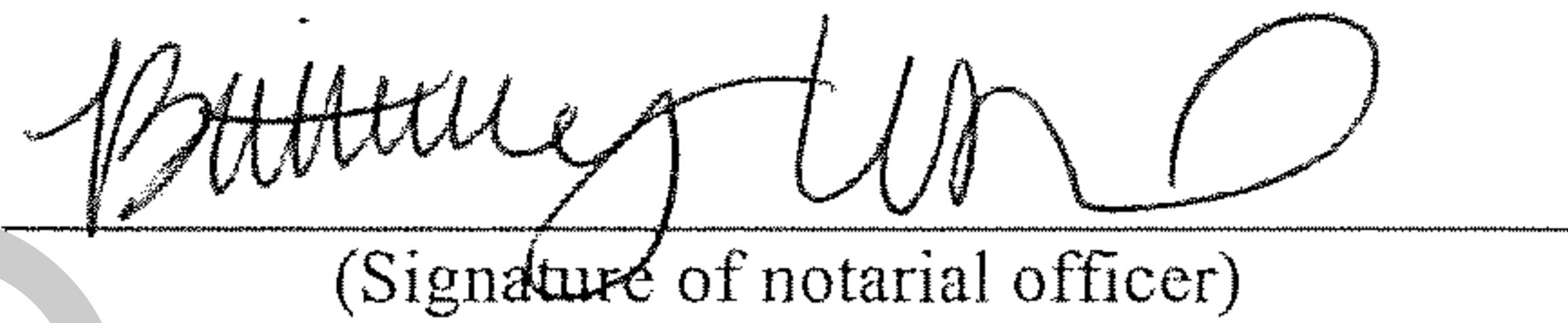
  
\_\_\_\_\_  
JAMAL RASHID

State of Nevada

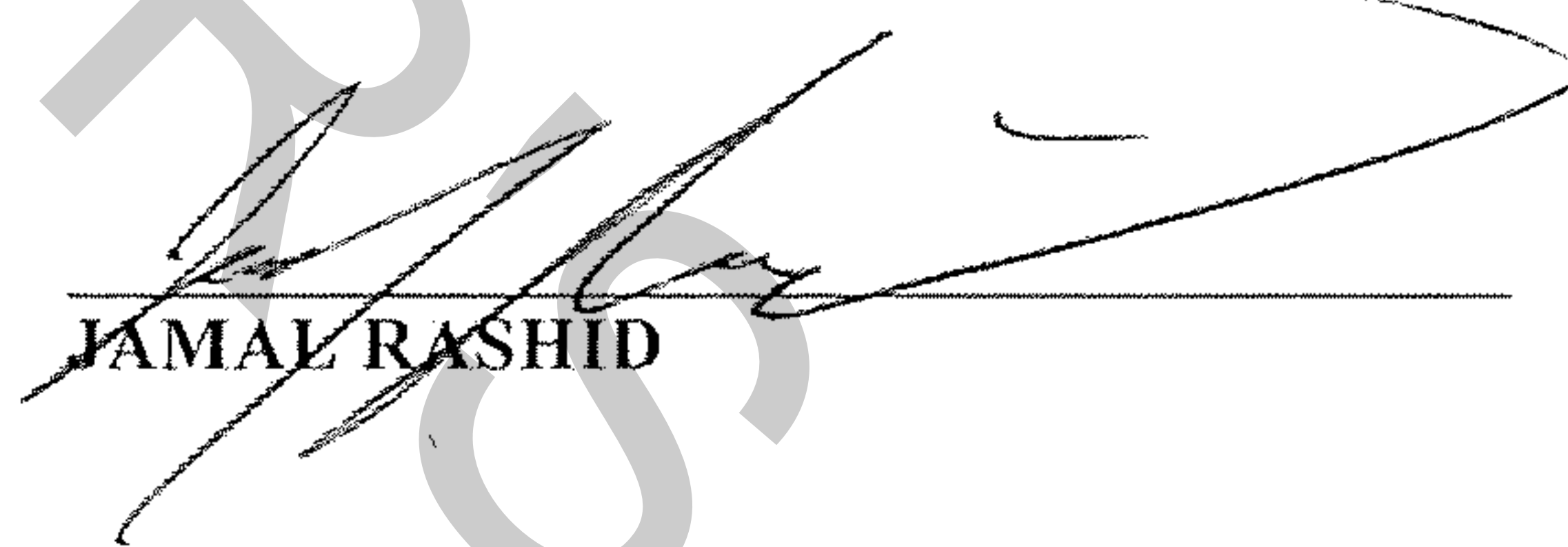
County of Clark

This instrument was acknowledged before me on this 10<sup>th</sup> OF AUGUST, 2021, by JAMAL RASHID.



  
\_\_\_\_\_  
(Signature of notarial officer)

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

  
\_\_\_\_\_  
JAMAL RASHID



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 161-32-201-005
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes:	

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: \_\_\_\_\_

3. a. Total Value /Sales Price of Property:

b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>NO SALE</u> <u>0.00</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer without consideration to a revocable, inter-vivos trust for the benefit of the grantor.

5 Partial Interest: Percentage being transferred: \_\_\_\_\_%

The undersigned declare and acknowledge, 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: \_\_\_\_\_ Capacity: Grantor

Signature: \_\_\_\_\_ Capacity: Grantee

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

Print Name: Jamal Rashid  
Address: 2764 N. Green Valley Pkwy.  
City: Henderson  
State: NV Zip: 89012

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

Print Name: Tarnita Woodard, trustee of THE  
JP MORGAN BRIDGE IRREVOCABLE TRUST.  
Address: 1452 W. Horizon Ridge  
City: Henderson  
State: NV Zip: 89012

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

ROBERT A. CLAVEL, ESQ.  
*Attorney at Law*  
Clavel Law, APLC  
5857 Pine Ave., Suite B  
Chino Hills, California 91709

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