

APN: 177-08-799-010

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Sklar Williams PLLC
410 South Rampart Boulevard, Suite 350
Las Vegas, Nevada 89145
Attention: Mark McIntire, Esq.

**NOTICES OF TAXES SHOULD BE
SENT TO:**

Blue Diamond Acquisition RE 2022 LLC
10801 West Charleston Boulevard, Suite 170
Las Vegas, Nevada 89135
Attention: Scott Goldstein

RPTT: _____

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That the **COUNTY OF CLARK**, a political subdivision of the State of Nevada ("**Grantor**"), for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby quitclaim and convey to **BLUE DIAMOND ACQUISITION RE 2022 LLC**, a Nevada limited liability company whose mailing address is 10801 West Charleston Boulevard, Suite 170, Las Vegas, Nevada 89135, all right, title and interest of Grantor in and to that real property situated in the County of Clark, State of Nevada, bounded and described as set forth in **Exhibit "A"** attached hereto and incorporated herein by this reference, together with all right, title and interest of Grantor in and to (i) all improvements thereon and thereto, and (ii) all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this instrument has been executed this ____ day of _____, 2024.

COUNTY OF CLARK, a political subdivision of the State of Nevada

By: _____
Name: _____
Title: _____

STATE OF NEVADA)
) :SS
COUNTY OF CLARK)

This instrument was acknowledged before me on _____, 2024 by _____, as _____ of the COUNTY OF CLARK, a political subdivision of the State of Nevada.

NOTARY PUBLIC

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

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EXHIBIT "A"

DESCRIPTION

A PORTION OF BLUE DIAMOND ROAD LYING WITHIN A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 8; THENCE ALONG THE EAST LINE THEREOF, SOUTH 00°13'58" EAST, 413.16 FEET TO THE CENTERLINE OF SAID BLUE DIAMOND ROAD; THENCE DEPARTING SAID EAST LINE AND ALONG SAID CENTERLINE, SOUTH 60°54'28" WEST, 45.67 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°13'58" EAST, 85.64 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED AUGUST 12, 2004 IN BOOK 20040812, INSTRUMENT NO. 00174 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND, SOUTH 60°54'28" WEST, 528.42 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND, AND BEING A POINT ON THE NORTHEASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED OCTOBER 30, 2006 IN BOOK 20061030, INSTRUMENT NO. 02044 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE; THENCE DEPARTING THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED AUGUST 12, 2004 IN BOOK 20040812, INSTRUMENT NO. 00174 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, AND ALONG THE NORTHEASTERLY LINE OF SAID PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED OCTOBER 30, 2006 IN BOOK 20061030, INSTRUMENT NO. 02044 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, NORTH 29°04'07" WEST, 150.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND, AND BEING A POINT ON THE SOUTHEASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN TRUSTEE'S DEED UPON SALE, RECORDED AUGUST 7, 2009 IN BOOK 20090807, INSTRUMENT NO. 02590 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE; THENCE DEPARTING THE NORTHEASTERLY LINE OF SAID PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED OCTOBER 30, 2006 IN BOOK 20061030, INSTRUMENT NO. 02044 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, AND ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN TRUSTEE'S DEED UPON SALE, RECORDED AUGUST 7, 2009 IN BOOK 20090807, INSTRUMENT NO. 02590 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, NORTH 60°54'28" EAST, 611.02 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE DEPARTING SAID SOUTHEASTERLY LINE, SOUTH 00°13'58" EAST, 85.64 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 85,457 SQUARE FEET, MORE OR LESS.

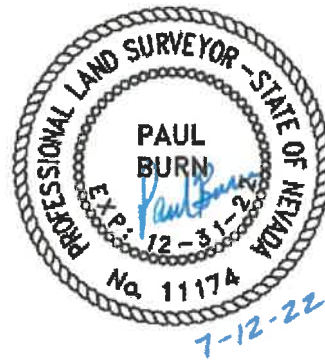
APN: 177-08-799-010
BASIS OF BEARING

SOUTH 00°13'58" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN FILE 214, PAGE 14 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION.

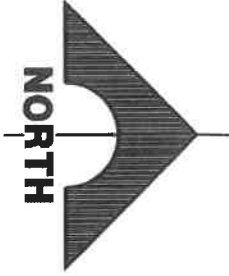
(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

PAUL BURN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174



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EXHIBIT "B" TO ACCOMPANY DESCRIPTION

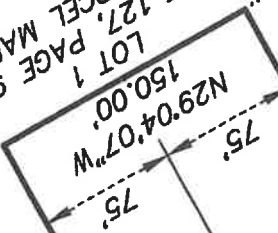


1" = 100'

P.O.B. = POINT OF BEGINNING

APN: 177-08-701-014

FILE 127, PAGE 90
LOT 1
150.00'



ROW TO BE VACATED
85,457 S.F. ±

N60°54'28\"/>

BLUE DIAMOND ROAD

NO DEDICATION FOUND
DOCUMENTATION

APN: 177-08-702-002

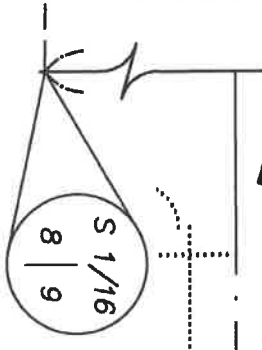
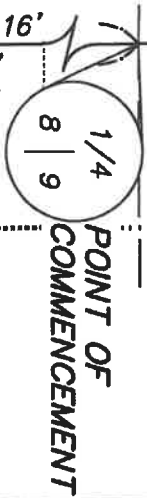
LINE TABLE		
LINE	BEARING	LENGTH
L1	S60°54'28\"/>	

PUBLIC RIGHT-OF-WAY
PER OR: 20120103: 00287

S00°13'58\"/>

909.46' 85.64' 413.16' 1322.62'
BASIS OF BEARINGS

LAS VEGAS BOULEVARD
PUBLIC RIGHT-OF-WAY
PER OR: 19890615: 00643



GCV
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