

1 MICHAEL N. BEEDE, ESQ.

2 Nevada Bar No. 13068

3 THE LAW OFFICE OF MIKE BEEDE, PLLC

4 2470 St. Rose Pkwy., Ste. 201

5 Henderson, NV 89074

6 Telephone (702) 473-8406

7 Facsimile (702) 832-0248

8 Eservice@legallv.com

9 *Attorney for Defendants, Randy Blizzard, in his individual capacity and as Trustee of the Joel 228 Trust; The James Paul Getty Irrevocable Resource Trust; The Anthony F. Johnson Irrevocable Resource Trust; The Steven J. Castellan Irrevocable Resource Trust; The Brian Philip Anderson Irrevocable Resource Trust; and Philip Steven Irrevocable Resource Trust*

10 **UNITED STATES DISTRICT COURT**

11 **CLARK COUNTY, NEVADA**

12 JPMORGAN CHASE BANK, N.A.,

CASE NO. 2:17-cv-00678-RFB-VCF

13 Plaintiff,

14 v.

15 RANDY BLIZZARD, in his individual  
16 capacity and as Trustee of the JOEL 228  
17 TRUST; the JAMES PAUL GETTY  
18 IRREVOCABLE RESOURCE TRUST; the  
19 ANTHONY F. JOHNSON IRREVOCABLE  
20 RESOURCE TRUST; the STEVEN J.  
21 CASTELLAN IRREVOCABLE RESOURCE  
22 TRUST; the BRIAN PHILIP ANDERSON  
23 IRREVOCABLE RESOURCE TRUST; the  
24 PHILIP STEVEN IRREVOCABLE  
25 RESOURCE TRUST; HOLLYWOOD  
26 RANCH HOMEOWNERS ASSOCIATION,  
27 a Nevada non-profit corporation; CYNTHIA  
28 GIBSON, an individual,

**STIPULATION FOR: 1) PLAINTIFF  
JPMORGAN CHASE BANK N.A. TO  
WITHDRAW THEIR MOTION TO  
STRIKE [ECF NO. 22], AND 2)  
ALLOW DEFENDANTS TO SEEK  
LEAVE OF COURT TO ASSERT  
COUNTERCLAIMS**

Defendants.

COMES NOW, Plaintiff, JPMorgan Chase Bank, N.A. (hereinafter "Plaintiff"), by and through its attorneys of record, Kent F. Larsen, Esq. and Karl Nielson, Esq. of the law firm of Smith Larsen & Wixom; and Defendants, Randy Blizzard, in his individual capacity and as Trustee of the Joel 228 Trust, The James Paul Getty Irrevocable Resource Trust, The Anthony F. Johnson Irrevocable Resource Trust, The Steven J. Castellan Irrevocable Resource Trust, The Brian Philip Anderson Irrevocable Resource Trust, and Philip Steven Irrevocable Resource

1 Trust (hereinafter collectively "Defendants"), by and through their attorney of record, Michael  
2 N. Beede, Esq. of the Law Office of Mike Beede, PLLC, and hereby stipulate as follows:

- 3 1. Plaintiff hereby withdraws its Motion to Strike Defendants' Counterclaims [ECF No.  
4 22], which was filed in the above-entitled Court on October 5, 2017.  
5 2. Defendants shall be granted leave to assert Counterclaims against JPMorgan Chase  
6 Bank, N.A. and Cross-Claims as reflected in the proposed pleading, attached hereto as  
7 **Exhibit 1.**

8 Dated this 16<sup>th</sup> day of October, 2017.

Dated this 16<sup>th</sup> day of October, 2017

9 /s/ Karl Nielson

10 KENT F. LARSEN, ESQ.  
11 Nevada Bar No. 3463  
12 KARL NIELSON, ESQ.  
13 Nevada Bar No. 5082  
14 Smith Larsen & Wixom  
15 1935 Village Center Circle  
16 Las Vegas, NV 89134  
17 T: (702) 252-5002  
18 F: (702) 252-5006  
19 kfl@swlaw.com  
20 kln@swlaw.com  
21 Attorneys for Plaintiff, JPMorgan Chase  
22 Bank, N.A.

/s/ Michael Beede

23 MICHAEL BEEDE, ESQ.  
24 Nevada Bar No. 13068  
25 The Law Office of Mike Beede, PLLC  
26 2470 St. Rose Pkwy., Ste. 201  
27 Henderson, NV 89074  
28 T: 702-473-8406  
eservice@legallv.com  
*Attorney for Defendants, Randy Blizzard,  
in his individual capacity and as Trustee  
of the Joel 228 Trust; The James Paul  
Getty Irrevocable Resource Trust; The  
Anthony F. Johnson Irrevocable Resource  
Trust; The Steven J. Castellan  
Irrevocable Resource Trust; The Brian  
Philip Anderson Irrevocable Resource  
Trust; and Philip Steven Irrevocable  
Resource Trust*

**ORDER**

IT IS HEREBY ORDERED that Defendants'  
Counterclaim as attached must be filed on  
or before October 23, 2017.

IT IS SO ORDERED.



Cam Ferenbach  
United States Magistrate Judge

October 16, 2017

DATE

# **EXHIBIT 1**

## Defendants' Proposed Counterclaim

1 MICHAEL N. BEEDE, ESQ.  
2 Nevada State Bar No. 13068

3 **THE LAW OFFICE OF MIKE BEEDE, PLLC**

4 2470 St. Rose Pkwy, Suite 201

5 Henderson, NV 89074

6 Telephone (702) 473-8406

7 Facsimile (702) 832-0248

8 Eservice@legallv.com

9 *Attorney for Defendants, Randy Blizzard, in his individual capacity and as Trustee of the Joel 228 Trust; The James Paul Getty Irrevocable Resource Trust; The Anthony F. Johnson Irrevocable Resource Trust; The Steven J. Castellan Irrevocable Resource Trust; The Brian Philip Anderson Irrevocable Resource Trust; and Philip Steven Irrevocable Resource Trust*

10 **UNITED STATES DISTRICT COURT**  
11 **DISTRICT OF NEVADA**

12 JPMORGAN CHASE BANK, N.A.,

13 Plaintiff,

14 v.

15 RANDY BLIZZARD, in his individual  
16 capacity and as Trustee of the JOEL 228  
17 TRUST; the JAMES PAUL GETTY  
18 IRREVOCABLE RESOURCE TRUST; the  
19 ANTHONY F. JOHNSON IRREVOCABLE  
20 RESOURCE TRUST; the STEVEN J.  
21 CASTELLAN IRREVOCABLE RESOURCE  
22 TRUST; the BRIAN PHILIP ANDERSON  
23 IRREVOCABLE RESOURCE TRUST; the  
24 PHILIP STEVEN IRREVOCABLE  
25 RESOURCE TRUST; HOLLYWOOD  
26 RANCH HOMEOWNERS ASSOCIATION, a  
27 Nevada non-profit corporation; CYNTHIA  
28 GIBSON, an individual,

Defendants.

CASE NO. 2:17-cv-00678-RFB-VCF

**DEFENDANTS' COUNTERCLAIMS**

COMES NOW, Counterclaimants/Defendants, Randy Blizzard, in his individual capacity and as Trustee of the Joel 228 Trust; The James Paul Getty Irrevocable Resource Trust; The Anthony F. Johnson Irrevocable Resource Trust; The Steven J. Castellan Irrevocable Resource Trust; The Brian Philip Anderson Irrevocable Resource Trust; and Philip Steven Irrevocable

1 Resource Trust (hereinafter collectively “Counterclaimants”), by and through their attorney of  
2 record, Michael N. Beede, Esq. of The Law Office of Mike Beede, PLLC, and hereby alleges  
3 counterclaims against the above-named Counterdefendants as follows:

4 **PARTIES, JURISDICTION AND VENUE**

- 5 1. This action relates to the ownership and title to certain residential real property located  
6 in Clark County, Nevada commonly known as 6540 Charlie Chaplin Avenue #102,  
7 Las Vegas, NV 89122 and bearing Clark County Assessor’s Parcel Number 161-10-  
8 710-305 (the “Property”). Accordingly, jurisdiction and venue are appropriate in Clark  
9 County, Nevada.
- 10 2. Counterclaimant Randy Blizzard, in his individual capacity, is a citizen of Nevada.
- 11 3. Counterclaimant Randy Blizzard is also named as Trustee for the Joel 228 Trust, a  
12 trust organized under the laws of the State of Nevada.
- 13 4. The remaining trust counterclaimants, the James Paul Getty Irrevocable Resource  
14 Trust (the “JPG Trust”), the Anthony F. Johnson Irrevocable Resource Trust (the “AFJ  
15 Trust”), the Steven J. Castellan Irrevocable Resource Trust (the “SJC Trust”), the  
16 Brian Philip Anderson Irrevocable Resource Trust (the “BPA Trust”), and the Philip  
17 Steven Irrevocable Resource Trust (the “PS”) (collectively hereafter, “Trust  
18 Counterclaimants”) are trusts organized under the laws of the State of Nevada, are,  
19 cumulatively, the record holders of title to the Property.
- 20 5. Counterdefendant, JPMorgan Chase Bank, N.A., is a national banking association  
21 doing business in Clark County, Nevada.
- 22 6. Upon information and belief, Counterdefendant Cynthia Gibson is a resident of Clark  
23 County, Nevada, and was the owner of the Property prior to the issuance of a Trustee's  
24 Deed Upon Sale to Randy Blizzard on December 6, 2013.
- 25 7. The true names and capacities, whether individual, corporate, associate or otherwise,  
26 of Does 1 through 10, inclusive, and Roe Business entities 1 through 10, inclusive, are  
27 unknown to the Counterclaimants at this time. Counterclaimants therefore sue said  
28 Does and Roes by said names, as Counterclaimants believe that said Does and/or Roes

1 are in some way responsible for some or all of Counterclaimants' damages set forth  
2 herein. Counterclaimants will request leave of this Court to amend these  
3 Counterclaims when such names and identities become known to them.

- 4 8. Jurisdiction and venue are proper in this Court because this action concerns real  
5 property located in the County of Clark, State of Nevada, and the facts, acts, events  
6 and circumstances herein mentioned, alleged and described occurred in the County of  
7 Clark, State of Nevada.

8 **GENERAL ALLEGATIONS**

- 9 9. The Property is located at 6540 Charlie Chaplin Avenue #102, Las Vegas, NV 89122,  
10 bearing Clark County Assessor's Parcel Number 161-10-710-305, and the legal  
11 description of: HOLLYWOOD RANCH PLAT BOOK 129 PAGE 34 UNIT 102  
12 BLDG 102, Clark County.
- 13 10. Randy Blizzard obtained title to the Property by way of Trustee's Deed Upon Sale  
14 issued pursuant to NRS 116 which was recorded on December 10, 2013. (Exhibit #1)
- 15 11. This title to the Property was transferred to the Joel 228 Trust by way of a Grant,  
16 Bargain, and Sale Deed recorded with the Clark County Recorder on March 7, 2014  
17 as instrument no. 201403070000996. (Exhibit #2)
- 18 12. This title to the Property was then partially transferred to the Trust Counterclaimants;  
19 specifically, the Joel 228 Trust transferred an undivided ten percent of its ownership  
20 interest in the Property to the Trust Counterclaimants, by way of a Grant, Bargain, and  
21 Sale Deed, recorded on March 19, 2014, as instrument no. 201403190002105.  
22 (Exhibit #3)
- 23 13. Pursuant to NRS 116.31166, *Shadow Wood Homeowners Ass'n v. New York Cmty.*  
24 *Bancorp. Inc.*, 366 P.3d 1105; and *Deutsche Bank Nat'l Trust Co. v. Roland*, 2014  
25 Nev. Unpub. LEXIS 507; 2014 WL 1319106, it is conclusively proved that each of  
26 the Counterdefendants was noticed by Hampton & Hampton Collections, LLC of the  
27 underlying foreclosure sale and that all relevant provisions of NRS 116 were complied  
28 with. A copy of the Notice of Foreclosure Sale was recorded on July 11, 2013.

- 1 14. Counterclaimants' title stems from a Trustee's Deed Upon Sale arising from a  
2 delinquency in assessments due from the former owner, Cynthia Gibson, to  
3 Hollywood Ranch Homeowners' Association pursuant to NRS Chapter 116.
- 4 15. Randy Blizzard took title to the Property free and clear of all junior liens and  
5 encumbrances affecting title to the Property, including any Deed of Trust, any  
6 assessments or other fees claimed by Hollywood Ranch Homeowners' Association  
7 accruing prior to the date of the Deed, and any claim to title of the Property that may  
8 be asserted to by Counterdefendants.
- 9 16. Notwithstanding the recording of the Deed on December 10, 2013, Counterclaimants  
10 are informed and believe that one or more Counterdefendants claim to continue to  
11 hold an interest in the Property superior to that of Counterclaimants' by virtue of the  
12 purported Deed of Trust.
- 13 17. Counterclaimants are informed and believe Cynthia Gibson granted a deed of trust in  
14 favor of DHI Mortgage Company, LTD naming Mortgage Electronic Registration  
15 Systems, Inc. ("MERS") as beneficiary, which was recorded with the Clark County  
16 Recorder on March 27, 2008.
- 17 18. On January 6, 2011, an assignment of the aforementioned Deed of Trust was recorded  
18 which purported to transfer the beneficial interest thereof to  
19 Plaintiff/Counterdefendant JPMorgan Chase Bank, N.A.
- 20 19. The claims to title of the Property asserted by each Counterdefendant conflict with  
21 Counterclaimants' claims to title, and constitute a cloud upon title.
- 22 20. The interest of each of the Counterdefendants, if any, has been extinguished by reason  
23 of the foreclosure sale, which was properly conducted with adequate notice given to  
24 all persons and entities claiming a recorded interest in the subject property, and  
25 resulting from a delinquency in assessments due from the former owner, to Hollywood  
26 Ranch Homeowners' Association, pursuant to NRS Chapter 116 and *SFR Invs. Pool*  
27 *1, LLC v. U.S. Bank, N.A.*, 334 P.3d 408 (2014).
- 28

1 21. Therefore, Counterclaimants bring the instant action to quiet all claims against all  
2 known persons and/or entities claiming legal or equitable interests in the Property.

3 **FIRST CLAIM FOR RELIEF ACTION**

4 **(Declaratory Relief/Quiet Title Pursuant to NRS 30.010, et. Seq. and NRS 116, et. seq.)**

5 22. Counterclaimants incorporate each and every of the preceding paragraphs as if fully  
6 set forth herein.

7 23. Pursuant to NRS 30.030, et seq. and NRS 40.010, this Court has the power and  
8 authority to declare Counterclaimants' rights and interests in the Property and to  
9 resolve the Counterdefendants' adverse claims to the Property.

10 24. Randy Blizzard acquired the Property by successfully bidding on the Property at a  
11 public sale held on December 3, 2013 in accordance with NRS Chapter 116, and  
12 became the rightful owner of the Property by virtue of the Trustee's Deed Upon Sale.  
13 (Exhibit #1)

14 25. This title to the Property was transferred to the Joel 228 Trust by way of a Grant,  
15 Bargain, and Sale Deed recorded with the Clark County Recorder on March 7, 2014  
16 as instrument no. 201403070000996. (Exhibit #2)

17 26. This title to the Property was then partially transferred to the Trust Counterclaimants;  
18 specifically, the Joel 228 Trust transferred an undivided ten percent of its ownership  
19 interest in the Property to the Trust Counterclaimants, by way of a Grant, Bargain, and  
20 Sale Deed, recorded on March 19, 2014, as instrument no. 201403190002105.  
21 (Exhibit #3)

22 27. Upon information and belief, the Counterdefendants herein assert claims to the  
23 Property adverse to that of Counterclaimants

24 28. Counterclaimants are entitled to a declaratory judgment from this Court finding that:  
25 (1) Counterclaimants own the Property in fee simple free and clear of any interest in  
26 the Property claimed by any and all Counterdefendants; (2) the Deed is valid and  
27 enforceable; (3) the conveyance of the Property to Randy Blizzard through the  
28 Trustee's Deed Upon Sale extinguished Counterdefendants' security and/or ownership



1 interests in the Property; (4) any attempt to transfer of title to the Property through a  
2 non-judicial foreclosure sale pursuant to any Deed of Trust would be invalid; and (5)  
3 Counterclaimants' rights and interest in the Property are superior to any adverse  
4 interests claimed by Counterdefendants.

5 29. Counterclaimants seek an Order from the Court quieting title to the Property in favor  
6 of Counterclaimants.

7 **SECOND CLAIM FOR RELIEF**

8 **(Preliminary and Permanent Injunction against all Counterdefendants)**

9 30. Counterclaimants incorporates each and every of the preceding paragraphs as if fully  
10 set forth herein.

11 31. Randy Blizzard acquired the Property by successfully bidding on the Property at a  
12 public sale held on December 3, 2013 in accordance with NRS Chapter 116, and  
13 became the rightful owner of the Property by virtue of the Trustee's Deed Upon Sale.  
14 (Exhibit #1)

15 32. This title to the Property was transferred to the Joel 228 Trust by way of a Grant,  
16 Bargain, and Sale Deed recorded with the Clark County Recorder on March 7, 2014  
17 as instrument no. 201403070000996. (Exhibit #2)

18 33. This title to the Property was then partially transferred to the Trust Counterclaimants;  
19 specifically, the Joel 228 Trust transferred an undivided ten percent of its ownership  
20 interest in the Property to the Trust Counterclaimants, by way of a Grant, Bargain, and  
21 Sale Deed, recorded on March 19, 2014, as instrument no. 201403190002105.  
22 (Exhibit #3)

23 34. Notwithstanding the conveyance of the Property to Counterclaimants,  
24 Counterdefendants continue to claim adverse interests in the Property under the Deed  
25 of Trust.

26 35. Counterclaimants are informed and believe that one or more Counterdefendants may  
27 improperly attempt to complete a non-judicial foreclosure sale of the Property under  
28

1 the Deed of Trust pursuant to NRS Chapter 107.080, et seq. despite the fact that  
2 Counterclaimants hold a superior interest in the Property.

3 36. Counterclaimants are entitled to a preliminary injunction and permanent injunction  
4 prohibiting all Counterdefendants from initiating or attempting to complete any  
5 foreclosure proceeding under the Deed of Trust or otherwise attempting to transfer  
6 title to the Property thereunder.

7 **PRAYER FOR RELIEF**

8 WHEREFORE, Counterclaimants pray for relief as follows:

- 9 1. For a determination and declaration that Counterclaimants are the rightful owners  
10 of title to the Property, free and clear of all claims of the Counterdefendants;  
11 2. For and award of special damages, including reasonable attorneys' fees;  
12 3. For court costs incurred;  
13 4. For a preliminary and permanent injunction prohibiting all Counterdefendants  
14 from initiating or continuing foreclosure proceedings or otherwise attempting to  
15 transfer title to the Property;  
16 5. For such other and further relief as the Court deems just and proper.

17  
18 DATED this \_\_\_ day of \_\_\_\_\_, 2017.

19 THE LAW OFFICE OF MIKE BEEDE, PLLC

20  
21 BY: /s/ Michael Beede

22 MICHAEL N. BEEDE, ESQ.  
23 Nevada State Bar No. 13068  
24 2470 St. Rose Pkwy, Suite 201  
25 Henderson, NV 89074  
26 Telephone (702) 473-8406  
27 *Attorney for Counterclaimants*  
28

**CERTIFICATE OF SERVICE**

I, the undersigned, declare under penalty of perjury, that I am over the age of eighteen (18) years, and that I am not a party to, nor interested in, this action. On the \_\_\_ day of \_\_\_\_\_, 2017, I caused a true and correct copy of the foregoing **DEFENDANTS’ COUNTERCLAIMS** to be served by the method indicated:

- U.S. Mail
- U.S. Certified Mail
- Facsimile Transmission
- Federal Express
- Electronic Service via CM/ECF
- E-Mail

/s/ Allison Zeason  
An Employee of The Law Office of Mike Beede, PLLC

**EXHIBIT LIST**

- |   |           |
|---|-----------|
| 1. Trustee’s Deed Upon Sale, Doc. No. 201312100001121     | Exhibit 1 |
| 2. Grant, Bargain and Sale Deed, Doc. No. 201403070000996 | Exhibit 2 |
| 3. Grant, Bargain and Sale Deed, Doc. No. 201403190002105 | Exhibit 3 |

**EXHIBIT 1**

**Trustee's Deed Upon Sale  
Doc. No. 201312100001121**

(9-1)

Inst #: 201312100001121

Fees: \$19.00 N/C Fee: \$0.00

RPTT: \$428.40 Ex: #

12/10/2013 09:55:36 AM

Receipt #: 1867730

Requestor:

**RANDY BLIZZARD**

Recorded By: COJ Pgs: 4

**DEBBIE CONWAY**

**CLARK COUNTY RECORDER**

**RECORDING REQUESTED BY:**

Hampton & Hampton Collections LLC for  
Hollywood Ranch Homeowners Association

**WHEN RECORDED MAIL DOCUMENTS TO:**

Randy Blizzard

*P. O. Box 94226*  
Las Vegas NV 89193

Forward Tax Statements to Address listed above.

T.S. Number: 17210

(Recorder's Use Only)

APN: 161-10-710-305

**TRUSTEE'S DEED UPON SALE**

The amount of the unpaid debt was \$6,244.50.

The amount paid by the Grantee was \$6,464.00.

The property is in the city of Las Vegas, County of Clark.

The documentary transfer tax is \$428.40.

Hampton & Hampton Collections, LLC as authorized trustee (herein referred to as the "Grantor"), does hereby grant and convey, but without warranty or covenant, expressed or implied, regarding title, possession or encumbrances, to the Randy Blizzard a married man as his sole and separate property (herein referred to as the "Grantee(s)"), the real property situated in the County of Clark, State of Nevada, described as follows:

**SEE ATTACHED 'EXHIBIT A' FOR LEGAL DESCRIPTION**

**COMMONLY KNOWN AS:** 6540 Charlie Chaplin Ave., Unit 102 Las Vegas  
NV 89122

This conveyance is made pursuant to the powers granted to the Association and conferred upon the appointed trustee pursuant to Nevada Revised Statute 116.3115 et. seq. and Nevada Revised Statute 116.3116 through 116.31168 et. seq. and by the provisions of the Declaration of Covenants, Conditions, and Restrictions recorded on October 2, 2006 in Book Number 20061002 as Instrument Number 5479, and any subsequent amendments

thereto. Grantor complied with all applicable statutory requirements of the State of Nevada, and performed all duties required by such law, including the mailing of the Notice of Delinquent Assessment, Notice of Default and Election to Sell, and Notice of Sale.

Said property was sold by Trustee and/or its agent(s) at a public auction on December 3, 2013 at the place named in the Notice of Trustee's Sale, in the County of Clark, Nevada in which the property is situated. Grantee, being the highest bidder at such sale, purchased said property and paid to trustee the amount bid being Six Thousand Four Hundred and Sixty-Four dollars (\$6,464.00) in lawful money of the United States of America, or by the satisfaction of the obligations then due and payable to the association claimant.

DATED: December 6, 2013

By: *Katryna Harper*  
Katryna Harper, Collections Manager  
Trustee and Authorized Agent for  
Hampton & Hampton Collections, LLC

STATE OF NEVADA        )  
  )ss.  
COUNTY OF CLARK     )

On 12/6/13, before me, the undersigned Notary Public, duly commissioned and sworn, personally appeared Katryna Harper, known to me, or proved on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument as the Trustee, and who acknowledged to me that he executed the same freely and voluntarily, and for the uses and purposes mentioned within.

*D. Auffant*  
Notary Public

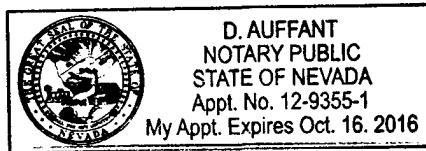


EXHIBIT "A"

**Legal Description**

Parcel I:

Unit 102 in Building 102 of final map of HOLLYWOOD RANCH, as shown by Map thereof on file in Book 129 of Plats, Page 34, and Certificate of Amendment recorded in Book 20060426 at Instrument No. 0005109 and in Book 20070208 at Instrument No. 0003057, in the office of the County Recorder of Clark County, Nevada.

TOGETHER WITH associated Garage Unit, as set forth in that certain Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for HOLLYWOOD RANCH RECORDED October 2, 2006 in Book 20061002 as Instrument No. 0005479, Official Records.

Parcel II:

The exclusive right of use, possession and occupancy of those portions of the above-referenced Plat as designated as exclusive use areas and limited Common Elements, including, but not limited to, Yard Component, as defined in and subject to the Declaration, which are appurtenant to Parcel I described above.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 161-10-710-305  
 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  
 Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property      \$ 6,464.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 84,000.00  
 d. Real Property Transfer Tax Due      \$ \$428.40

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 \_\_\_\_\_

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: *Randy Blizzard*      Capacity: Trustee  
 Signature: \_\_\_\_\_      Capacity: \_\_\_\_\_

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

Print Name: Hampton & Hampton Collections, LLC  
 Address: 8965 S. Pecos Rd., Ste. 9-A  
 City: Henderson  
 State: NV      Zip: 89074

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

Print Name: Randy Blizzard  
 Address: 8175 Arville St., Unit 104  
 City: Las Vegas  
 State: NV      Zip: 89139

**COMPANY REQUESTING RECORDING**

Print Name: Hampton & Hampton Collections, LLC  
 Address: 8965 S. Pecos Rd., Ste. 9-A  
 City: Henderson

Escrow #: Ts #17210  
 State: NV      Zip: 89074

As a public record this form may be recorded/microfilmed



**EXHIBIT 2**

**Grant, Bargain and Sale Deed**

**Doc. No. 201403070000996**

④-1

Inst #: 20140307-0000996

Fees: \$19.00 N/C Fee: \$0.00

RPTT: \$0.00 Ex: #007

03/07/2014 09:45:10 AM

Receipt #: 1954010

Requestor:

JOE MORATA

Recorded By: ANI Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN: 161-10-710-305

Recording requested by and mail documents and  
tax statements to:

Name Joel 228 Trust

Address: P.O. Box 94226

City/State/Zip: Las Vegas Nevada 89193

RPTT: \_\_\_\_\_ **GRANT, BARGAIN, and SALE DEED**

THIS INDENTURE WITNESS that:

Randy Blizzard, a married man as his sole and separate property  
(hereinafter called GRANTOR(S)) in consideration of Ten Dollars \$ 10.00, the receipt of which is  
hereby acknowledged, do hereby GRANT, BARGAIN, SALE and CONVEY to:  
JOEL 228 TRUST,

(hereinafter called GRANTEE(S)) all that real property situated in the City of Las Vegas, County  
of Clark, State of Nevada, bounded and described as follows:

*SEE ATTACHED EXHIBIT "A" ATTACHED HERTO AND BY REFERENCE MADE A PART  
HEREOF*

*COMMONLY KNOWN AS : 6540 Charlie Chaplin Ave # 102 Las Vegas Nevada 89122-1772*

Grant, Bargain and Sale Deed

Page 1 of 2

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

In Witness Whereof, I have hereunto set my hand/our hands on \_\_\_\_ day of February, 2014.

Signature of Grantor

Randy Blizzard  
Randy Blizzard

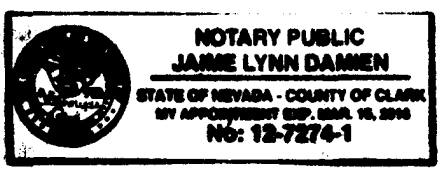
Signature of Grantor

\_\_\_\_\_

STATE OF NEVADA            )  
  )  
COUNTY OF CLARK         )

On this 23 day of February, 2014. personally appeared before me, a Notary Public, Randy Blizzard  personally known to me OR  proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument in the capacity set forth therein, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned. Witness my hand and official seal.

Jaime Lynn Damien  
Notary Public  
My commission expires: 3/15/2016



Grant, Bargain and Sale Deed

**EXHIBIT "A"**

**PARCEL I:**

**UNIT 102 IN BUILDING 102 OF FINAL MAP OF HOLLYWOOD RANCH, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 129 OF PLATS, PAGE 34, AND CERTIFICATE OF AMENDMENT RECORDED IN BOOK 20060426 AT INSTRUMENT NO. 0005109 AND IN BOOK 20070208 AT INSTRUMENT NO. 0003057, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.**

**TOGETHER WITH ASSOCIATED GARAGE UNIT, AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR HOLLYWOOD RANCH RECORDED OCTOBER 2, 2006 IN BOOK 20061002 AS INSTRUMENT NO. 0005479, OFFICIAL RECORDS.**

**PARCEL II:**

**THE EXCLUSIVE RIGHT OF USE, POSSESSION AND OCCUPANCY OF THOSE PORTIONS OF THE ABOVE-REFERENCED PLAT AS DESIGNATED AS EXCLUSIVE USE AREAS AND LIMITED COMMON ELEMENTS, INCLUDING, BUT NOT LIMITED TO, YARD COMPONENT, AS DEFINED IN AND SUBJECT TO THE DECLARATION, WHICH ARE APPURTENANT TO PARCEL I DESCRIBED ABOVE.**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 161-10-710-305
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

2. Type of Property:

- |   |  |                                    |
|---|--|------------------------------------|
| a. <input type="checkbox"/> Vacant Land             | b. <input type="checkbox"/> Single Fam. Res. | FOR RECORDER'S OPTIONAL USE ONLY   |
| c. <input checked="" type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex         | Book: _____ Page: _____            |
| e. <input type="checkbox"/> Apt. Bldg               | f. <input type="checkbox"/> Comm'l/Ind'l     | Date of Recording: _____           |
| g. <input type="checkbox"/> Agricultural            | h. <input type="checkbox"/> Mobile Home      | Notes: <u>Trust Agent ok - Amy</u> |
| <input type="checkbox"/> Other _____                |  |                                    |

- 3. a. Total Value/Sales Price of Property \$ \_\_\_\_\_
- b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- c. Transfer Tax Value: \$ \_\_\_\_\_
- d. Real Property Transfer Tax Due \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: TRANSFER TO TRUST NAME WITHOUT CONSIDERATION

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

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 Randy Blizard Capacity GRANTOR

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: RANDY BLIZZARD  
Address: P.O. BOX 94226  
City: LAS VEGAS  
State: NV Zip: 89122

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

Print Name: JOEL 228 TRUST  
Address: P O BOX 94226  
City: LAS VEGAS  
State: NV Zip: 89122

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

Print Name: JOE MORATA Escrow #: \_\_\_\_\_  
Address: 6205 BANNOCK  
City: LAS VEGAS State: NV Zip: 89107

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**EXHIBIT 3**

**Grant, Bargain and Sale Deed**

**Doc. No. 201403190002105**

31

**RECORDING REQUESTED BY**

Joel 228 Trust  
P.O. BOX 94226  
Las Vegas, NV 89193

Inst #: 20140319-0002105  
Fees: \$18.00 N/C Fee: \$0.00  
RPTT: \$43.35 Ex: #  
03/19/2014 11:47:40 AM  
Receipt #: 1965684  
Requestor:  
JOEL 228 TRUST  
Recorded By: BGN Pgs: 3  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

**WHEN RECORDED MAIL  
TAX STATEMENT TO:**

Joel 228 Trust  
P.O. BOX 94226  
Las Vegas, NV 89193

Above Space for Recorder's Use

APN #161-10-710-305

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That, **Joel 228 Trust**,  
FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby  
Grant, Bargain, Sell and Convey to

JAMES PAUL GETTY IRREVOCABLE RESOURCE TRUST, ANTHONY F. JOHNSON IRREVOCABLE RESOURCE TRUST, STEVEN J. CASTELLAN IRREVOCABLE RESOURCE TRUST, BRIAN PHILIP ANDERSON IRREVOCABLE RESOURCE TRUST, PHILIP STEVEN IRREVOCABLE RESOURCE TRUST an undivided Ten percent (10%), and Joel 228 Trust an undivided ninety (90%) percent of all that real property situated in the City of **LAS VEGAS**, County of **CLARK**, State of **NEVADA**.

~~LEGAL DESCRIPTION ATTACHED HERE TO:~~ **RPB**

**Parcel I**

Unit 102 in building 102 of final map of HOLLYWOOD RANCH, as shown by map thereof on file in book 129 of plats, page 34, recorded and certificate of amendment recorded in book 20060426 at instrument no.0005109 and in book 20070208 at instrument no.0003057, in the office of the county Nevada. Together with associated garage unit, as set forth in that certain declaration of covenants, conditions and restrictions and reservation of easements for Hollywood ranch recorded October 2,2006 in book 20061002 as instrument 0005479, official records. In the office of the County Recorder of Clark County, Nevada

**Parcel II**

The exclusive right of use possession and occupancy of those portions of the above-referenced plat as designated as exclusive use areas and limited common elements, including, but not limited to, yard component, as defined in and subject to the declaration, which are appurtenant to parcel I described above.

**SUBJECT TO:**

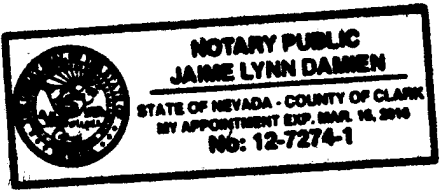
1. General and Special Taxes for the current Fiscal Year.
2. Covenants, Conditions and Restrictions, Reservations, Easements, Rights of Way of record.

**Commonly Referred to as:** 6540 Charlie Chaplin Ave # 102 Las Vegas NV 89122-1772

Randy Blizzard  
Joel 228 Trust - Randy Blizzard Trustee \_\_\_\_\_ Date \_\_\_\_\_

State of Nevada  
County of Clark }  
On 3/18/2014 before me, Jaime Lynn Damien  
Date Name and Title of Office

Personally appeared Joel 228 Trust- Randy Blizzard Trustee



Notary Seal

Who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his signature on the instrument the person, or the entity on half of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of NV that the foregoing paragraph is true and correct.

WITNESS my hand and official seal  
Signature Jaime Lynn Damien  
Signature of Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

(P)

1. Assessor Parcel Number(s)  
 a. 161-10-710-305  
 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  
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.a. Total Value/Sales Price of Property      \$ 84,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value:                              \$ 8400                              10%  
 d. Real Property Transfer Tax Due              \$ 43.35

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 10 %  
 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 [Handwritten Signature]                              Capacity: GRANTOR  
 Signature \_\_\_\_\_    Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: JOEL 228 TRUST  
 Address: P.O. BOX 94226  
 City: LAS VEGAS  
 State: NV                              Zip: 89193

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: JAMES PAUL GERTY IRREVOCABLE  
 Address: SAME                              TRUST  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_                              Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: \_\_\_\_\_                              Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_    State: \_\_\_\_\_                              Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED