

Law Office of Andrew H. Pastwick L.L.C.  
1810 E. Sahara Avenue, Suite 120  
Las Vegas, Nevada 89104  
Phone (702) 866-9978 Fax (702) 369-1290

ANS  
Andrew H. Pastwick, ESQ.  
Nevada Bar No. 009146  
LAW OFFICE OF ANDREW H. PASTWICK L.L.C.  
1810 E. Sahara Avenue, Suite 120  
Las Vegas, Nevada 89104  
Tel: (702) 866-9978  
Fax: (702) 369-1290  
Attorney for Respondent  
Jason Farrant

FILED

JUN 06 2019

REAL ESTATE COMMISSION  
BY *Emily Tattler*

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

SHARATH CHANDRA, Administrator, )  
REAL ESTATE DIVISION, DEPARTMENT )  
OF BUSINESS & INDUSTRY, STATE OF )  
NEVADA )

Case No.: 2017-1167

Petitioner,

**RESPONDENT JASON FARRANT'S**  
**ANSWER**

v.

JASON FARRANT,

Date of Hearing: June 11, 2019  
Time of Hearing: 9:00 a.m.

Respondent.

COMES NOW Respondent JASON FARRANT, (hereinafter referred to as "Answering Respondent" or "FARRANT"), by and through his attorneys of record, Andrew H. Pastwick, Esq. and the law office of Andrew H. Pastwick, LLC, and in response to Petitioner's Complaint on file herein, admits, denies, and alleges as follows:

**FACTUAL ALLEGATIONS**

1. Answering Paragraph 1 of the Complaint on file herein, Answering Respondent admits to the allegations set forth in said paragraph.
2. Answering Paragraph 2 of the Complaint on file herein, Answering Respondent denies the allegations as set forth in said paragraph.
3. Answering Paragraph 3 of the Complaint on file herein, Answering Respondent is unable to admit or deny the allegations as set forth in said paragraph.

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**VIOLATIONS**

4. Answering Paragraph 4 of the Complaint on file herein, Answering Respondent denies the allegations as set forth in said paragraphs.

**DISCIPLINE AUTHORIZED**

5. Answering Paragraphs 5, 6 and 7 of the Complaint on file herein, Answering Respondent is unable to admit or deny the allegations as set forth in said paragraph.

**AFFIRMATIVE DEFENSES**

**FIRST AFFIRMATIVE DEFENSE**

Petitioner's Complaint fails to state a claim against Answering Respondent upon which relief can be granted.

**SECOND AFFIRMATIVE DEFENSE**

The events referred to in the Complaint and injuries, if any, arising therefrom, were caused by the acts of a third person or persons over whom Answering Respondent had no control and no involvement and for which Respondent cannot be held liable.

**THIRD AFFIRMATIVE DEFENSE**

Petitioner's claims are non-perfected and invalid.

**FOURTH AFFIRMATIVE DEFENSE**

Answering Respondent has valid and/or equitable excuses for any claims raised by Plaintiff.

**FIFTH AFFIRMATIVE DEFENSE**

Petitioner's claims are barred by principals of failure of consideration.

**SIXTH AFFIRMATIVE DEFENSE**

Petitioner has failed to name necessary and indispensable parties for relief.

**SEVENTH AFFIRMATIVE DEFENSE**

Respondent alleges that he observed and discharged each and every duty required of it by law and due care

**EIGHTH AFFIRMATIVE DEFENSE**

Respondent states that he complied with NRS 645 *et. seq.* and NAC *et. seq.*

**NINTH AFFIRMATIVE DEFENSE**

Respondent states that he complied with NRS 645 *et. seq.* and NAC *et. seq.*

Answering Respondent reserves the right to amend this Answer to add additional affirmative defenses as discovery progresses and new facts come to light.

WHEREFORE, Answering Respondent prays that this Tribunal finds that he did not commit any violations and therefore is not subject to any administrative penalty as set forth in NRS 645.300 *et. seq.*

**STATEMENT**

This dispute concerns a false allegations that Respondent JASON FARRANT [hereinafter “FARRANT”] has been involved in property management activities that require a license. As discussed below, Respondent FARRANT has never engaged in any property management activities that would require a property management license.

In October 2012, Tam Apartments, LLC purchased 2304 -2408 Tam Avenue, Las Vegas, Nevada 89118 [hereinafter “Tam Apartments”].<sup>1</sup> Shortly after purchasing the Tam Apartments, Tam Apartments, LLC hired Respondent FARRANT to perform duties of a property manager and provided him with an onsite office on Tam Apartments. Since being hired by Tam Apartments LLC, Respondent has not engaged in any property management with regard to any other property.

---

<sup>1</sup> Quitclaim Deed, attached as Exhibit “1”

1 On or about February 28, 2014, Linda Mirsh purchased 312 West Cleveland Avenue, Las  
2 Vegas, Nevada 89102 [hereinafter "Cleveland Apartments"].<sup>2</sup> Subsequently after purchasing the  
3 Cleveland Apartments, Ms. Mirsh hired Respondent FARRANT to consult with her on certain  
4 things pertaining to these apartments. Respondent advised Ms. Mirsh on where to place the  
5 lighting and certain security systems. Respondent stopped consulting Ms. Mirsh on or about  
6 March 23, 2017. At no time did Respondent act a property manager for Ms. Mirsh. Respondent  
7 never collected any rent from any of the tenants or hired any contractors to perform work on the  
8 Apartments.  
9

10 On or about September 28, 2017, Ms. Mirsh sold the Cleveland Apartments to a third-  
11 party.<sup>3</sup> Subsequently, Respondent has had no dealing with any of owners of the Cleveland  
12 Apartments.

13 On or about November 17, 2017, the Nevada Real Estate Division [hereinafter "Division"]  
14 sent a Cease and Desist order to Respondent, ordering Respondent to cease and desist "from  
15 conducting all property management activity as defined by NRS 645.030 and all property  
16 management activity as defined by NRS 645.6054 to include the management of properties and  
17 collections of rents."  
18

19 In or around September 2018, Respondent was required to go to Vail, Colorado for  
20 surgery.<sup>4</sup> Unbeknownst to Respondent, the Division had filed a complaint against him and  
21 conducted a trial in absentia against Respondent. Respondent respectfully requests the opportunity  
22 to demonstrate to the Division that he did not violation any laws or statutes and the Division should  
23 reconsider any penalties that it formerly imposed on him.  
24

25  
26  
27 2 Grant, Bargain, Sale Deed, attached as Exhibit "2"

3 Grant, Bargain, and Sale Deed, attached as Exhibit "3".

28 4 Letter from the Steadman Clinic dated June 21, 2018, attached as Exhibit "4".

ARGUMENT

1  
2 **I. PURSUANT TO NRS 645.0445, RESPONDENT DOES NOT NEED A PROPERTY**  
3 **MANAGEMENT LICENSE TO MANAGE THE APARTMENTS LOCATED AT**  
4 **2408 TAM DRIVE, LAS VEGAS, NEVADA.**

5 Pursuant to NRS 645.0445, Respondent FARRANT does not need a property manager  
6 license to manage the Tam Apartments. Pursuant to NRS 645 et. seq. an individual is required in  
7 most cases to have a property management license to manage a property. However, NRS 645.0445  
8 craves out several exemptions. More specifically NRS 645.0445 states:

9 **NRS 645.0445 Applicability of chapter.**

10 **1. The provisions of this chapter do not apply to, and the terms “real**  
11 **estate broker” and “real estate salesperson” do not include, any:**

12 (a) Owner or lessor of property, or any regular employee of such a person, who  
13 performs any of the acts mentioned in NRS 645.030, 645.040, 645.230 and  
14 645.260, with respect to the property in the regular course of or as an incident to  
15 the management of or investment in the property. For the purposes of this  
16 subsection, “management” means activities which tend to preserve or increase the  
17 income from the property by preserving the physical desirability of the property or  
18 maintaining high standards of service to tenants. The term does not include sales  
19 activities.

20 (b) Employee of a real estate broker while engaged in the collection of rent for  
21 or on behalf of the broker.

22 (c) **Person while performing the duties of a property manager for a**  
23 **property, if the person maintains an office on the property and does not engage**  
24 **in property management with regard to any other property.**

25 (d) Person while performing the duties of a property manager for a common-  
26 interest community governed by the provisions of chapter 116 of NRS, an  
27 association of a condominium hotel governed by the provisions of chapter 116B of  
28 NRS, a condominium project governed by the provisions of chapter 117 of NRS, a  
time share governed by the provisions of chapter 119A of NRS, or a planned unit  
development governed by the provisions of chapter 278A of NRS, if the person is  
a member in good standing of, and, if applicable, holds a current certificate,  
registration or other similar form of recognition from, a nationally recognized  
organization or association for persons managing such properties that has been  
approved by the Real Estate Division by regulation.

(e) Person while performing the duties of a property manager for property used  
for residential housing that is subsidized either directly or indirectly by this State,  
an agency or political subdivision of this State, or the Federal Government or an  
agency of the Federal Government.

2. The provisions of this chapter do not apply to:

(a) Any bank, thrift company, credit union, trust company, savings and loan  
association or savings bank or any mortgage or farm loan association licensed under  
the laws of this State or of the United States, with reference to property it has

1 acquired for development, for the convenient transaction of its business, or as a  
2 result of foreclosure of property encumbered in good faith as security for a loan or  
3 other obligation it has originated or holds.

4 (b) A corporation which, through its regular officers who receive no special  
5 compensation for it, performs any of those acts with reference to the property of  
6 the corporation.

7 (c) The services rendered by an attorney at law in the performance of his or her  
8 duties as an attorney at law.

9 (d) A receiver, trustee in bankruptcy, administrator or executor, or any other  
10 person doing any of the acts specified in NRS 645.030 under the jurisdiction of any  
11 court.

12 (e) A trustee acting under a trust agreement, deed of trust or will, or the regular  
13 salaried employees thereof.

14 (f) The purchase, sale or locating of mining claims or options thereon or  
15 interests therein.

16 (g) The State of Nevada or a political subdivision thereof. (emphases added)

17  
18 In this dispute, Respondent was hired by TAM APARTMENTS, LLC to specifically and  
19 solely manage the Tam Apartments. Respondent maintains an onsite office in the Tam Apartments  
20 and also resides in these apartments. Furthermore, Respondent does not engage in any property  
21 management activities with regard to any other apartments.

22 In the Complainant's complaint, it is alleged that Respondent is managing several different  
23 apartments. However, the Complainant failed to take into consideration that the Tam Apartments  
24 while they consist of eight separate properties, they are considered one apartment complex.

25 Respondent does not need a property management license to manage the Tam Apartments  
26 because he falls within the exception of NRS 645.0445(c). Respondent respectfully requests that  
27 this tribunal finds that Respondent did not violate NRS 645.230(1)(b) and/or NRS 645.235(1)(a).

28 **II. MERELY CONSULTING AN OWNER ON THE PLACEMENT OF LIGHTING  
AND SECURITY SYSTEMS IS NOT CONSIDERED PROPERTY  
MANAGEMENT ACTIVITIES.**

Respondent did not act as a property manager for the Cleveland Apartments. NRS 645.019  
et seq. defines property management. More specifically Property Management is defined as:

**NRS 645.019 "Property management" defined.** "Property management"  
means the physical, administrative or financial maintenance and management of  
real property, or the supervision of such activities for a fee, commission or other

1 compensation or valuable consideration, pursuant to a property management  
2 agreement.

3 **NRS 645.0192 “Property management agreement” defined.** “Property  
4 management agreement” means a written contract between a client and a broker in  
5 which the broker agrees to accept valuable consideration from the client or another  
6 person for providing property management for the client.

7 **NRS 645.0195 “Property manager” defined.** “Property manager” means  
8 a person engaged in property management who, as an employee or independent  
9 contractor, is associated with a licensed real estate broker, whether or not for  
10 compensation.

11 In this dispute, Respondent merely advised a previous owner of the Cleveland Apartments  
12 where to place lighting and security systems within the apartment complex. Respondent was not  
13 responsible for collecting any rent from any of the tenants and was not responsible for hiring any  
14 contractors to perform work on the Apartments. Furthermore Respondent’s consulting work ended  
15 several months prior to the Division sending Respondent a cease and desist letter.

16 Respondent respectfully requests that this tribunal finds that Respondent did not violate  
17 NRS 645.230(1)(b) and/or NRS 645.235(1)(a) and did not engage in property management without  
18 a permit.

19 **III. RESPONDENT RESPECTFULLY REQUESTS THAT THIS TRIBUNAL  
20 RECONSIDER ITS PREVIOUS RULING AGAINST HIM**

21 Due to circumstances beyond Respondent’s control, Respondent did not have any notice  
22 of the September hearing and therefore did not attend the initial hearing before the Division. In  
23 September 2018, Respondent was in Vail Colorado for surgery and was unaware of the hearing.  
24 As argued above, Respondent did not violate NRS 645.230(1)(b) and/or NRS 645.235(1)(a) and  
25 did not engage in property management without a permit. Respondent merely requests an  
26 opportunity to testify in front of this tribunal that he has not violated any law.  
27  
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DOCUMENTS

Exhibit	Document	Bate Nos.
1	Quitclaim Deed	Far001-004
2	Grant, Bargain, Sale Deed	Far005-009
3	Grant, Bargain and Sale Deed	Far010-014
4	Letter from the Steadman Clinic dated June 21, 2018	Far015-017

FURTHER AFFIANT SAYETH NAUGHT.

Dates this 5<sup>th</sup> day of ~~May~~ <sup>June</sup> 2019.



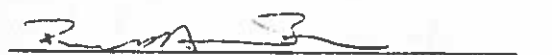
Name: JASON FARRANT

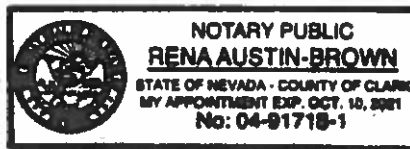
Addresses: 2408 TAM DRIVE #1011111

City: ATLV State: NV Zip: 89102

Telephone Number: (702) 601-1346

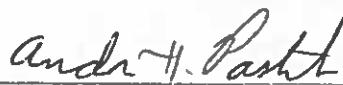
Subscribed and Sworn to before me  
this 5<sup>th</sup> day of June, 2019.

  
Notary Public in and for said County and State



Dated this 5<sup>th</sup> day of June, 2019.

Law Office of Andrew H. Pastwick L.L.C.

By: 

Andrew H. Pastwick, Esq.  
Nevada Bar No. 009146  
1810 E. Sahara Avenue, Suite 120  
Las Vegas, Nevada 89104  
Telephone: (702) 866-9978  
Facsimile: (702) 369-1290  
apastwick@pastwicklaw.com  
Attorneys for Respondent  
Jason Farrant

Law Office of Andrew H. Pastwick L.L.C.  
1810 E. Sahara Avenue, Suite 120  
Las Vegas, Nevada 89104  
Phone (702) 866-9978 Fax (702) 369-1290



**CERTIFICATE OF SERVICE**

I hereby certify that on the 5<sup>th</sup> day of June, 2019, I served a copy of the foregoing  
RESPONDENT JASON FARRANT’S ANSWER in the following manner upon the parties so  
indicated therein as having received service:

- **By direct email upon the following Parties, for whom I did not receive, within a reasonable time after the transmission, any electronic message or other indication that the transmission was unsuccessful.**

Michelle D. Briggs  
Senior Deputy Attorney General  
555 E. Washington Avenue, Suite 3900  
Las Vegas, Nevada 89101  
MBriggs@ag.nv.gov

- **First-Class United States mail, postage fully prepaid upon the following Parties who are not registered users in accordance with NEFCR 9(d) a sealed envelope, postage prepaid to the following counsel and/or parties to this matter:**

Real Estate Division  
State of Nevada  
Attn: Legal Administrative Officer  
3300 West Sahara Avenue, Suite 350  
Las Vegas, Nevada 89102

  
An Employee of Law Office of Andrew H. Pastwick L.L.C.

Law Office of Andrew H. Pastwick L.L.C.  
1810 E. Sahara Avenue, Suite 120  
Las Vegas, Nevada 89104  
Phone (702) 866-9978 Fax (702) 369-1290

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# Exhibit “1”

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APN: 162-04-811-039, 162-04-811-040,  
162-04-811-041, 162-04-811-042,  
162-04-811-043, 162-04-811-044,  
162-04-811-045, 162-04-811-046

Inst #: 201210110000315  
Fee: \$18.00 N/C Fee: \$0.00  
RPTT: \$0.00 Ex: #009  
10/11/2012 09:58:27 AM  
Receipt #: 1339238  
Requestor:  
TAM APARTMENTS LLC  
Recorded By: GWC Pgs: 3  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

When Recorded Return To:  
Mail Tax Statements To:

Tam Apartments, LLC  
1526 South Broadway  
Los Angeles, California 90015  
Attn: David Emrani

### QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DAVID EMRANI,

hereby remises, releases and quitclaim to


TAM APARTMENTS, LLC, a Nevada Limited Liability Company

the following described real property situated in Clark County, State of Nevada

Assessor Parcel Number	Legal Description
162-04-811-039	JUDY RICH TRACT PLAT BOOK 4 PAGE 27 LOT 12 BLOCK 4
162-04-811-040	JUDY RICH TRACT PLAT BOOK 4 PAGE 27 LOT 11 BLOCK 4
162-04-811-041	JUDY RICH TRACT PLAT BOOK 4 PAGE 27 LOT 10 BLOCK 4
162-04-811-042	JUDY RICH TRACT PLAT BOOK 4 PAGE 27 LOT 9 BLOCK 4
162-04-811-043	JUDY RICH TRACT PLAT BOOK 4 PAGE 27 LOT 8 BLOCK 4
162-04-811-044	JUDY RICH TRACT PLAT BOOK 4 PAGE 27 LOT 7 BLOCK 4
162-04-811-045	JUDY RICH TRACT PLAT BOOK 4 PAGE 27 LOT 6 BLOCK 4
162-04-811-046	JUDY RICH TRACT PLAT BOOK 4 PAGE 27 LOT 5 BLOCK 4

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

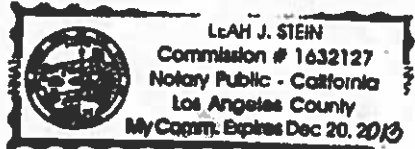
DATED: AUGUST 9, 2012

  
\_\_\_\_\_  
DAVID EMRANI

State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 9<sup>th</sup>  
day of August, 20 12, by David Emrani

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in black ink, appearing to read "Leah J. Stein", written over a horizontal line.

NOTARY'S COPY

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 162-04-811-39, 162-04-811-40  
 b. 162-04-811-41, 162-04-811-42  
 c. 162-04-811-43, 162-04-811-44  
 d. 162-04-811-45, 162-04-811-46

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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ none  
 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 09  
 b. Explain Reason for Exemption: TRANSFER TO LLC.  
David Emrani owns 100% of the membership interest of Tam Apartments, LLC

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: OWNER  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: David Emrani  
 Address: 1526 So. Broadway  
 City: Los Angeles  
 State: CA Zip: 90015

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Tam Apartments, LLC  
 Address: 1526 So. Broadway  
 City: Los Angeles  
 State: CA Zip: 90015

**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

# Exhibit “2”

Inst #: 201402280001456  
Fees: \$19.00 N/C Fee: \$25.00  
RPTT: \$1287.75 Ex: #  
02/28/2014 11:53:58 AM  
Receipt #: 1847086  
Requestor:  
TICOR TITLE LAS VEGAS  
Recorded By: GILKS Pgs: 4  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

APN No.: 162-04-811-004

WHEN RECORDED MAIL TO:  
Linda Misch  
4519 Admiralty Way #D  
Marina Del Rey, CA. 90292

MAIL TAX STATEMENTS TO:  
Same As Above

Escrow No. 14165051-RE

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$1,287.75

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Sunset Diversified Property Investments, LLC

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Linda Misch, a single woman

all that real property situated in the County of Clark, State of Nevada, described as follows:

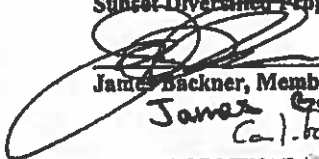
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

SEE PAGE TWO (2) FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT

**SIGNATURES AND NOTARY ACKNOWLEDGEMENT FOR GRANT, BARGAIN, SALE DEED**


~~Suncat Diversified Property Investments, LLC~~

  
James Backner, Member  
James Backner  
California

STATE OF NEVADA } ss:  
COUNTY OF Clark }  
Ventura

This instrument was acknowledged before me on, 2/14/14

By: James Backner

  
NOTARY PUBLIC  
Laila A. Biscaldi





Escrow No. 14165051-RE

**EXHIBIT A  
LEGAL DESCRIPTION**

**LOT FOUR (4), BLOCK ONE (1) OF JUDY RICH TRACT, AS SHOWN BY MAP  
THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 27, IN THE OFFICE OF THE  
COUNTY RECORDER OF CLARK COUNTY, NEVADA.**

ASSESSOR'S COPY

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 162-04-811-004
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$252,100.00

b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

c. Transfer Tax Value: \$252,100.00

d. Real Property Tax Due: \$1,287.75

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 [Signature] Capacity Grantor - Seller

Signature \_\_\_\_\_ Capacity Grantee - Buyer

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

Print Name: Sunset Diversified Property Investments,

LLC

Address: 751 E. Daily Dr #116

City, State, Zip: Carmonido, CA 93010

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

Print Name: Linda Misch

Address: 4519 Admiralty Way # D

City, State, Zip: Marina Del Rey, CA. 90292

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

Print Name: Ticor Title of Nevada, Inc. Escrow # 14165051RE

Address, City State, Zip: 2200 Paseo Verde Pkwy Suite 190 Henderson, NV 89052

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**

# Exhibit “3”

Inet #: 20170928-0003975

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

RPTT: \$1983.90 Ex: #

09/28/2017 01:07:22 PM

Receipt #: 3209104

Requestor:

OLD REPUBLIC TITLE

Recorded By: OSA Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

R.P.T.T.: \$1,983.90  
APN: 162-04-811-004

Title Order No. 5115036946  
Escrow No. 5115036946

**WHEN RECORDED MAIL TO:**

Chacon Investments, LLC  
409 Utica Ave. B-15  
Huntington Beach, CA 92648

**MAIL TAX STATEMENTS TO:**

Grantee at address above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,

Linda Misch, a single woman

hereby GRANT(S), BARGAIN(S), SELL(S) AND CONVEY(S) to

Chacon Investments, LLC, a Nevada limited liability company

that property in Clark County, Nevada, described as:

See "Exhibit A" attached hereto and made a part hereof.

  
\_\_\_\_\_  
Linda Misch

Linda Misch

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles )

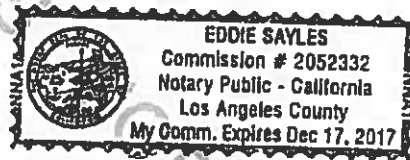
On 9-25-17 before me, Eddie Sayles, a Notary Public  
(Insert name and title of the officer)

personally appeared Linda Misch  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Eddie Sayles (Seal)



**EXHIBIT A**

The land referred to is situated in the County of Clark, City of Las Vegas, State of Nevada, and is described as follows:

Lot Four (4) in Block One (1) of JUDY RICH TRACT, as shown by map thereof on file in Book 4 of Plats, Page 27, in the Office of the County Recorder of Clark County, Nevada.

ASSESSOR'S COPY

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
162-04-811-004

2. Type of Property
- |  |   |
|--|---|
| a) <input type="checkbox"/> Vacant Land  | b) <input type="checkbox"/> Single Fam. Res.        |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex                |
| e) <input type="checkbox"/> Apt. Bldg    | f) <input checked="" type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home             |
| <input type="checkbox"/> Other _____     |   |

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes:

3. Total Value/Sales Price of Property \$389,000.00  
Deed in Lieu of Foreclosure Only (value of property) ( )  
Transfer Tax Value \$389,000.00  
Real Property Transfer Tax Due \$1,983.90

**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 \_\_\_\_\_

Capacity: Grantor

Signature \_\_\_\_\_

Capacity: Grantee

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

Linda Misch  
4519 Admiralty Way #D  
Marina Del Rey, CA 90292

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

Chacon Investments, LLC  
409 Utica Ave. B-15  
Huntington Beach, CA 92648

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

Old Republic Title Company of Nevada  
8861 W. Sahara Ave. Suite 120  
Las Vegas, NV 89117

Escrow #: 5115036946-CV

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

# Exhibit

“4”





**THE STEADMAN CLINIC**  
AND  
**STEADMAN PHILIPPON RESEARCH INSTITUTE**



U.S. OLYMPIC  
NATIONAL  
MEDICAL CENTER

**JOEL M. MATTA, M.D.**  
Hip and Pelvis Reconstruction

**JAKUB TATKA, M.D.**  
Hip and Pelvis Reconstruction  
2017-2018 Fellow

**KELLY STRACK, PA-C**  
Physician Assistant  
Surgery Coordinator

**DAWN ROSSI**  
Practice Manager

Office of Joel Matta MD  
The Steadman Clinic  
181 W Meadow Drive, Suite 400  
Vail, Colorado 81657  
Office (970) 479-5843  
Main (970) 476-1100  
Fax (970) 237-3458

TSCandSPRI.com  
MattaHips@TheSteadmanClinic.com

6/21/2018

To Whom It May Concern:

Jason Farrant is a patient under my care at The Steadman Clinic. He has debilitating hip pain necessitating surgery and is unable to perform the tasks required of his occupation and activities of daily living due to his medical condition. He has exhausted conservative management and due to his hip fusion and arthritis his only definitive treatment is a total hip arthroplasty. This is a necessary procedure to provide Mr. Farrant with improved pain control and mobility allowing him to return to work fully and perform his activities of daily living without assistance in addition to significantly improving his quality of life. A hip replacement is a highly successful operation, and I expect Mr. Farrant to have a good result following this surgery.

Thank you in advance for your understanding and assistance in his care.

Please feel free to reach out to our office with any additional questions.

Sincerely,

Dr. Joel Matta  
The Steadman Clinic  
181 W Meadow Dr., Suite 400  
Vail, CO 81657  
Phone: 970-401-8767



# THE STEADMAN CLINIC

## Keeping People Active

181 W. Meadow Dr. • Suite #400 • Vail, CO 81657 • (970) 476-1100 • Fax (970) 479-5835

Marc J. Philippon, M.D.  
 Randall W. Viola, M.D.  
 Donald S. Coreaman, M.D.  
 Peter J. Millett, M.D.  
 David C. Karli, M.D.  
 Tom R. Hackett, M.D.  
 Thomas O. Clanton, M.D.  
 Robert F. LaPrade, M.D.  
 Matthew T. Provencher, M.D.  
 Thos A. Evans, M.D.  
 Raymond H. Kim, M.D.  
 David A. Koppersmith, M.D.  
 Joel M. Matta, M.D.  
 Craig T. Haytmanek, M.D.

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 Jason Kron, P.A.-C.  
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 Stuart Sutherland, P.A.-C.  
 Heather Viola, P.A.-C.  
 Jonathan Walker, P.A.-C.  
 Kelly Wehrenberg, P.A.-C.  
 Talena Williams, P.A.-C.  
 Cameron Youngblood, P.A.-C.  
 Michelle Ziegler, P.A.-C.  
 Susy Gonzalez, ANP-BC  
 Terie A Holmquist, ANP-BC

For Farrant, Jason

DOB 05/04/1972

Address 14121 Aronscott Ave N Las Vega NV 89032

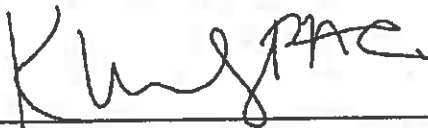
**R<sub>x</sub>** Please evaluate for surgical clearance: Right hip hardware removal  
 EKG  
 CBC  
 BMP  
 PT/PTT/INR

Please send H&P with test results to:  
 Fax: 970-237-3458

Quantity 1

Refill 0 times

Date 5/9/18

  
 \_\_\_\_\_ M.D.  
 Kelly Wehrenberg, P.A.-C / DEA No. MW3751523