DOC # 0130926

01/23/2009

04:17 PM

Official Record

Recording requested By COW COUNTY TITLE COMPANY

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$15.00 Page RPTT: \$2,925.00 Reco Book- 239 Page- 0018

Page 1 of 2 Recorded By: AE



WHEN RECORDED RETURN TO:

John H. Huston 6772 Running Colors Avenue Las Vegas, NV 89131

Grantee's Address:

John H. Huston and Jan J. Cole 6772 Running Colors Avenue Las Vegas, NV 89131

R.P.T.T. \$ 2,9 25,00

APN: 13-140-18

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by Rainbow Land & Cattle Company, LLC, a Nevada limited liability company (the "Grantor"), the Grantor does this date, January 18, 2008, hereby grant, bargain, sell and convey to John H. Huston and Jan J. Cole (collectively the "Grantee"), as joint tenants, that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

Parcel 1 of that certain Parcel Map recorded July 18, 2005 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, Page 125 as File No. 122298, together with that certificate of amendment recorded October 20, 2005 in Book C of Plats, Page 141 as File No. 125395, Lincoln County, Nevada records;

TOGETHER WITH any and all water and water rights appurtenant to said real property described hereinabove, including, but not limited to:

Permit No. 10614, Certificate No. 3211, as appearing in the records of the Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer: 147.83 acre-feet seasonally ("afs") for irrigation of and domestic use on 40.8 acres of land from a well; EXECPTING THEREFROM AND RESERVING ninety-six and 02/100 (96.02) afs for irrigation and domestic use from said well;

TOGETHER WITH, all and singular, Grantor's interest in and to the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and

reversions, remainder and remainders, rents, issues and profits thereof;

EXCEPT AND RESERVING, a non-exclusive easement ("Easement") necessary and convenient for access to, maintenance, repair, replacement, operation, use and production and conveyance of water from that certain water well ("Well") located on the subject real property, and permitted by such Permit No. 10164, fifteen (15) feet in width, beginning at a point fifteen (15) feet directly West of the Well, thence East to a point of the westerly line of the easement for State Highway Route 317; provided that the Grantee may relocate this Easement at any time at Grantee's sole discretion, upon (i) survey and legal description of the meets and bounds of the relocation of the Easement and (ii) recordation of a deed conveyance to Grantor of such relocation of the Easement, whereupon the description of the Easement stated above shall be vacated and rendered null and void.

TO HAVE AND TO HOLD, the interest of the Grantor in and to said premises, together with the appurtenances, unto the said Grantee, forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above-written.

DATED: January 18, 2008

GRANTOR: RAINBOW LAND & CATTLE COMPANY LLC

Bv:

John H. Huston

Managing Member

STATE OF NEVADA

) ss

COUNTY OF CLARK

On this <u>ig</u> day of January 2008, personally appeared before me, a Notary Public, John H. Huston, Managing Member of the Rainbow Land & Cattle Company, LLC, known to me to be the person who executed the within document and acknowledged to me that he executed same freely, voluntarily and for the uses and purposes therein described.

Notary Public

01/23/2000 12.40 773*/27=3330 7

STATE OF NEVADA

DOC # DV-130926

04:17 PM

Official Record

Recording requested By COW COUNTY TITLE COMPANY

DECLARATION OF VALUE	
1. Assessor Parcel Number(s)	FOR RECORDER'S OF Lincoln County - NV
a) 13-140-18	Document/Instrument Les Lie Boucher - Recorder
b)	Book Page 1 of 1 Fee: \$15.00 Recorded By: AE RPTT: \$2,925.00
c)	Date of Recording: Book - 239 Page - 0018
d)	Notes:
2. Type of Property	\ \
a) Vacant Land b)	Single Family Residence
c) Condo/Twnhse d)	2-4 Plex
e) Apartment Bldg. f)	Commercial/Industrial
g) X Agricultural h)	Mobile Home
i) Other	
3. Total Value/Sales Price of Property	\$ 450,000.00 s
Deed in Lieu of Foreclosure Only (V	
Transfer Tax Value	450,000.00 s
Real Property Transfer Tax Due:	2 9a5 OO \$
4. If Exemption Claimed:	
a. Transfer Tax Exemption, per N	FIS 375.090, Section:
b. Explain Reason for Exemption:	
5. Partial interest: Percentage being tra	nsierred: 100 %
	100 075 000 and
	ges, under penalty of perjury, pursuant to NRS 375.060 and i is correct to the best of their information and belief, and can
be supported by documentation if calle	d upon to substantiate the information provided herein.
Furthermore, the disallowance of any clair	med exemption or other determination of additional tax due,
may result in a penalty of 10% of the tax d	ue plus interest at 1% per month. and Seller shall be jointly and severally liable for any
rursuant to mile 575.030, the buyer of additional amount owed.	
	as agent and a
Signature: L. Oumung	Capacity: Crantor & Cartie Co
Signature:	as agent towaton
Signature:	Capacity: Crantel
<u></u>	
SELLER (GRANTOR) INFORMATIO	
Print Name: Rambow Land & Co	the Print Name: John H. Huston
Address: 10772 Running Color	SAUL Address: 6772 Running Colors Avenue
City/State/Zip Las/Lagas XV	City/State/Zip Las Jegas, NY 89131
COMPANY/PERSON REQUESTING	RECORDING (required if not the Seller or Buver)
Company Name: Cow County Title	
P.O. Box 518	
Address: Pioche, NV 8904	3