

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: \$2,925.00 Recorded By: AE
Book- 239 Page- 0018



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. \$ 2,925.00

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

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 13-140-18
- b) _____
- c) _____
- d) _____

FOR RECORDER'S OF
 Document/Instrument
 Book _____
 Date of Recording: _____
 Notes: _____

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 Page 1 of 1 Fee: \$15.00
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2. Type of Property

- | | | | |
|--|-----------------|-----------------------------|-------------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Family Residence |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apartment Bldg. | f) <input type="checkbox"/> | Commercial/Industrial |
| g) <input checked="" type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (\$ 450,000.00)
 Transfer Tax Value 450,000.00 \$
 Real Property Transfer Tax Due: 2,925.00 \$

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 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: as agent for Rainbow Land & Cattle Co
 Signature: [Signature] Capacity: as agent for John H. Huston

SELLER (GRANTOR) INFORMATION

Print Name: Rainbow Land & Cattle
 Address: 6772 Running Colors Ave
 City/State/Zip: Las Vegas, NV

BUYER (GRANTEE) INFORMATION

Print Name: John H. Huston
 Address: 6772 Running Colors Avenue
 City/State/Zip: Las Vegas, NV 89131

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Cow County Title Co. Escrow No _____
 Address: P.O. Box 518
Pioche, NV 89043