

**Official Record**Recording requested By  
ROBERT J. MATHEWSLincoln County - NV  
Leslie Boucher - RecorderFee: \$16.00 Page 1 of 3  
RPTT: \$819.00 Recorded By: LB  
Book- 253 Page- 0674

APN: 12-040-20

**RETURN RECORDED DEED TO:**Robert J. Mathews  
P.O. Box ~~238~~ 328  
Panaca, NV 89042**GRANTEE/MAIL TAX STATEMENTS TO:**Robert J. Mathews  
P.O. Box ~~238~~ 328  
Panaca, NV 89042**GRANT BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this 23 day of Dec, 2009, between Kenneth D. Lee and Norma Dawn Lee (also known as N. Dawn Lee or Norma D. Lee), Husband and Wife, who owns the hereinafter described property as joint tenants with right of survivorship, and as, the party of the first part, hereinafter referred to as "GRANTORS", and Robert Mathews, as a married man, and Shane Mathews, as a married man, as their sole and separate property and doing business as (dba) Mathews Farms, the party of the second part, hereinafter referred to as "GRANTEES."

**WITNESSETH:**

That the GRANTORS, in consideration of Ten Dollars (\$10), lawful money of the United States of America, and other good and valuable consideration, in hand paid by the GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain and sell unto the GRANTEE, and to their heirs and assigns, forever, all their rights, title and interest in and to those certain lots, pieces and parcels of land situate in Panaca, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

APN # 12-040-20, further described as:

A parcel of land within the S  $\frac{1}{2}$  NE  $\frac{1}{4}$  and the SE  $\frac{1}{4}$  Section 32, T.1S., R.68E., M.D.M. in Lincoln County, Nevada containing 168.83 acres more or less and described more particularly as follow:

Beginning at a point on the common section line between sections 32 and 33, from which the NE corner of said Section 32 bears N. 0° 55'04"W. 1415.09' which is monumented by a B.L.M. brass cap dated 1971, also from which the N 1/16 corner of said sections 32/33\*\* bears N. 0° 55'04"W 100.00 ft.;

Thence S.0° 55'04"E. 1215.10' to the east quarter corner of said Section 32 monumented by a B.L.M. b.c.;

Thence continuing south on the east section line of said Section 32, S.0° 55'44"E. 358.04'\* to the abandoned west UP railroad right-of-way;



Thence S.25°55'27"W. 1064.56\* along the west UP railroad right-of-way to the intersection with the south 1/16<sup>th</sup> line of said section 32;  
 Thence continuing along the said RR R/W S.25° 55'27"W. 1469.17\*\* to the south line of Section 32;  
 Thence S. 89° 48'15"W. 194.44\*\*\* to the E. 1/16 corner common to section 32, T.1S., R.68E. and Section 5, T.2S., R.68E., M.D.M.;  
 Thence continuing S. 89° 48'15"W. 439.04' on the said section line\*;  
 Thence N.0° 03'40"W. 1000.00\*  
 Thence S. 89° 48'15"W. 900.00' to the N-S centerline of said Section 32;  
 Thence N.0° 03'40"W. 331.10\*\* to the center-south 1/16<sup>th</sup> corner of said Section 32;  
 Thence continuing N.0° 03'40"W. 1331.10\*\*\* to the center of said Section 32;  
 Thence continuing N.0° 03'40"W. 246.55\* on the center line of said Section 32;  
 Thence leaving the N-S centerline of said Section 32, N.42° 58'04"E. 1042.79\*;  
 Thence N. 88° 20'11"E. 600.08' to the east 1/16<sup>th</sup> line\* from which the NE 1/16 corner bears N.0° 29'20"W 278.71\*;  
 Thence continuing S.85° 20'09"E. 85.06'\* to an angle point;  
 Thence S.87° 54'16"E. 695.85\*  
 Thence N.8° 10'45"E. 197.05\*  
 Thence S.89° 30'10"E. 500.00' to the point of beginning.

\* = "to a 5/8" rebar with plastic cap stamped L. SMITH PLS 12751".  
 \* = "TO A 5/8" rebar with aluminum cap stamped L. SMITH PLS 12751 and corner identification".

Basis of Bearings: The east line of section 8, T.2S., R.68E., M.D.M. recorded B.L.M. Dependent Resurvey (presently unapproved.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEE, and to their heirs and assigns, forever.

THE GRANTORS further specifically convey, along with the above described property, unto the GRANTEES, and to their heirs and assigns, forever GRANTORS' right, title and interest in and to 500 acre-feet of permitted water, sufficient to water 100 acres of land, pursuant to groundwater applications filed with the Nevada State's Engineer's Office and located in Lincoln County, Nevada, and more particularly described as follows, to-wit:



All water permitted pursuant to Application 11723 and further described as Certificate 3534:

All water permitted pursuant to Application 16435, and further described as Certificate 5793, excepting therefrom and reserving in the GRANTORS 84.5 acre feet of water from Application 16435, sufficient to water 16.9 acres of land; and .

All water permitted pursuant to Application 16912, and further described as Certificate 5794

**This conveyance is made expressly subject to all terms and conditions set forth in the Applications and any permits and or certificates of appropriation which may be issued by the Nevada State Engineer subsequent to the execution of this Deed.**

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hand the day and year first above written.

Kenneth D. Lee  
Kenneth D. Lee

Norma Dawn Lee  
Norma Dawn Lee

State of Nevada )  
                          )ss.  
County of Lincoln )

On this 23<sup>RD</sup> day of December, 2009, Kenneth D. Lee  
and Norma Dawn Lee personally appeared before me and proved to me to be the persons described in and who executed the foregoing Grant Bargain and Sale Deed, who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Alisha Howard  
NOTARY PUBLIC



# State of Nevada Declaration of Value

DOC # DV-135296  
01/25/2010 12:48 PM  
Official Record

1. Assessor Parcel Number(s)

- a) APN- 12-040-20
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

Recording requested By  
ROBERT J. MATHEWS

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: LB RPTT: \$819.00  
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2. Type of Property

- a)  Vacant Land
- b)  Single Family Res.
- c)  Condo/Townhouse
- d)  2-4 Plex
- e)  Apartment Building
- f)  Commercial /Ind'l
- g)  Agriculture
- h)  Mobile Home
- i)  other \_\_\_\_\_

FOR RECORDERS ORIGINAL USE ONLY

Document / Instrument # \_\_\_\_\_

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

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

Notes: Sales Agreement - 115857

3. Total Value / Sales Price of Property

\$ 210,000<sup>00</sup>

Deed In Lieu Only (value of forgiven debt)

\$ \_\_\_\_\_

Taxable Value

\$ \_\_\_\_\_

Real Property Transfer Tax Due:

\$ 819<sup>00</sup>

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 Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Robert J. Mathews Capacity Agent

Signature Robert J. Mathews Capacity Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name Kenneth D. Lee  
Address P.O. Box 123  
City Panaca  
State NV Zip 89042

Print Name Robert J. Mathews  
Address P.O. Box 328  
City Panaca  
State NV Zip 89042

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)

Co. Name \_\_\_\_\_ Esc. # \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State: \_\_\_\_\_ Zip \_\_\_\_\_

(As a public record, this form may be recorded / microfilmed)