

Official Record

Recording requested By
NEVADA RANCHES

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$44.00

Page 1 of 6

RPTT:

Recorded By: AE

Book- 284 Page- 0641

Lincoln County, Nevada
Assessor Parcel Number:

A portion of 006-241-69



Send Tax Bills to:

Lincoln County Fire Protection District
PO Box 90
181 Main Street
Pioche, Nevada 89043

QUIT CLAIM DEED

Subject to Right of Reversion

RECITALS:

- A. Nevada Ranches, LLC, a Nevada limited liability company (formerly known as Tuffy Ranch Properties LLC, a Nevada limited liability company) is the owner of that certain parcel of real property in Lincoln County, Nevada commonly known as APN 006-241-69 (the "Property"); and
- B. The transfer of property described in this quit claim deed makes reference to that certain "Boundaryline Adjustment Record of Survey" recorded in Official Records, Lincoln County on November 21, 2013, as Document Number 0144667 in Book D, Page 0109 ("Boundary Adjustment Record of Survey").
- C. The Property is 64,817 square feet in area as set forth in the Boundary Adjustment Record of Survey.
- D. The current total taxable value of the Property is \$19,031, however, the Taxable Value attributable to this Deed is 67.45%, which is a Taxable Value for purposes of this Deed of \$12,835.80; provided, however, this transaction is a transfer-tax free transaction based on the exemption set forth in NRS Section 375.090 (2).



APN: a portion of 006-241-69
Deed Firehouse Parcel

- E. The portion of the Property which is conveyed pursuant to this Quit Claim Deed as the "Firehouse Parcel" is approximately 43,717 square feet in area.

NOW THEREFORE, AND IN WITNESS HEREOF:

NEVADA RANCHES, LLC, A NEVADA LIMITED LIABILITY COMPANY
(formerly known as Tuffy Ranch Properties, LLC,
a Nevada limited liability company)

As Grantor, without consideration and intended as a grant to a public service agency of the County of Lincoln, State of Nevada, does hereby QUIT CLAIM, without representation, warranty or any guarantee of title, to:

LINCOLN COUNTY FIRE PROTECTION DISTRICT

The following real property:

that portion of Lincoln County Assessor Parcel Number 006-241-69 which is referred to in this Deed as the Firehouse Parcel; provided, however, this conveyance **EXCLUDES** that portion of the Property which is 18,401 square feet and will be conveyed to David L. Hornbeck, Jr. and Ronda Hammond Hornbeck as Trustees of the David L. Hornbeck, Jr. and Ronda Hammond Hornbeck Family Trust dated December 15, 1993 immediately following the recordation of this instrument, and **FURTHER EXCLUDES** that portion of the Property which is 2,699 square feet and will be conveyed to Arthur Mick Lloyd and Lynn Lloyd immediately following the recordation of the instruments described in this paragraph.

All of which such parcels described above are identified in the Boundary Adjustment Record of Survey.

And as further means of description, the Firehouse Parcel lies south of the fence-line separating said Firehouse Parcel from the pasture field to the north which is a part of Lincoln County APN 006-241-62, and west of the property identified as Lincoln County Assessor APN 006-241-19, and east of SR 322 and west of the portion of SR 322 which veers in a north-easterly direction and heads to Ursine.



APN: a portion of 006-241-69
Deed_Firehouse Parcel

SUBJECT TO:

1. Prorated taxes for the fiscal year, and
2. Rights of way, reservations, restrictions, easements and conditions of record, existing as of the date hereof, and
3. The right of reversion set forth in this deed, and together with any and all tenements, hereditaments, and appurtenances thereunto belonging or in anyway appertaining, but **EXCEPTING AND EXPRESSLY EXCLUDING ANY AND ALL MINERAL RIGHTS OR RESERVATIONS, WATER, WATER RIGHTS, SPRING RIGHTS AND DITCH RIGHTS RESERVED UNTO GRANTOR.**

RIGHT OF REVERSION.

THIS PROPERTY SHALL REVERT TO GRANTOR, AND GRANTEE SHALL TAKE ANY AND ALL STEPS NECESSARY OR REQUIRED TO ACCOMPLISH SUCH REVERSION, IN THE EVENT THAT THE PROPERTY IS ZONED FOR, RECEIVES A SPECIAL USE PERMIT OR OTHER CHANGE OF ENTITLEMENT, OR IS OTHERWISE USED FOR ANY PURPOSE OTHER THAN AS A FIRE STATION FOR THE BENEFIT OF LINCOLN COUNTY.

[REST OF PAGE INTENTIONALLY LEFT BLANK, SIGNATURE PAGE FOLLOWS]




APN: a portion of 006-241-69
Deed_Firehouse Parcel

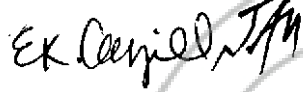
This deed may be executed in any number of counterparts, each of which when duly executed and delivered shall be an original, but all such counterparts shall constitute one and the same deed.

NOW THEREFORE, IN WITNESS WHEREOF:

GRANTOR:
NEVADA RANCHES, LLC
(formerly known as Tuffy Ranch Properties LLC)
A Nevada limited liability company

By: 
Albert D. Seeno, Jr., Manager

[ATTACH CALIFORNIA FORM OF NOTARY PAGE]



[SIGNATURE PAGE CONTINUES]



APN: a portion of 006-241-69
Deed_Firehouse Parcel

This Quit Claim Deed Subject to Right of Reversion is hereby accepted on the terms and conditions, and subject to the right of reversion set forth herein:

LINCOLN COUNTY FIRE PROTECTION DISTRICT

By: *E Edwin Higbee Jr*

Name: *E Edwin Higbee Jr*

Its: _____

Approved as to form:

Daniel Hooge
Daniel Hooge, District Attorney

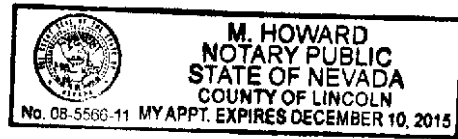
ACKNOWLEDGEMENT

STATE OF NEVADA)
COUNTY OF LINCOLN) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON *January 21, 2014*
BY *E Edwin Higbee Jr*
AS *Chairman*
OF *Lincoln County Fire Protection District*

M Howard
Notary Public

My commission expires: *DEC 10, 2015*



**STATE OF NEVADA
 DECLARATION OF VALUE**

Recording requested By
 NEVADA RANCHES

**Lincoln County - NV
 Leslie Boucher - Recorder**

Page 1 of 1 Fee: \$44.00
 Recorded By: AE RPTT:
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1. Assessor Parcel Number(s)
 a. a Portion of 006-241-69
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|--|
| a. <input checked="" 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 type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

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

- 3.a. Total Value/Sales Price of Property \$ 19,031
 b. Deed in Lieu of Foreclosure Only (value of property (n/a))
 c. Transfer Tax Value: \$ 12,835.80
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section #2
 b. Explain Reason for Exemption: Transfer to a political subdivision of Lincoln County, Nevada - Lincoln County Fire Protection District

5. Partial Interest: Percentage being transferred: 67.45 %
 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: Manager, Nevada Ranches LLC
 Signature [Signature] Capacity: District Attorney

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Albert Seeno, Nevada Ranches
 Address: 4021 Port Chicago Highway
 City: Concord
 State: CA Zip: 94520

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Daniel Hooge county Lincoln
 Address: PO Box 90, 181 Main Street
 City: Pioche
 State: NV Zip: 89403

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