

Lincoln County, Nevada  
Assessor Parcel Number:  
a portion of 006-241-69



Send Tax Bills 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

4014 Box 200  
Pioche, Nevada 89043

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**QUIT CLAIM DEED**

RECITALS:

- A. Nevada Ranches, LLC, a Nevada limited liability company (formerly known as Tuffy Ranch Properties LLC, a Nevada limited liability company) ("Grantor") is the owner of that certain parcel of real property in Lincoln County, Nevada commonly known as APN 006-241-69 ("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 28.39%, which is a Taxable Value for purposes of this Deed of \$5,402.74.



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Quit Claim Deed / Hornbeck ~ Hammond

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- E. Grantor desires to quit claim 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 ("Grantee"), the portion of the Property which is identified in that certain Boundary Adjustment Record of Survey as a part of Lincoln County APN 006-241-62 as the "Boundary Addition" and which is 18,401 square feet in area.
- F. Immediately following the recording of this quit claim deed, Grantor desires to quit claim to Arthur Mick Lloyd and Lynn Lloyd, the portion of the Property to be added to Lincoln County APN 006-241-19 and which is 2,699 square feet in size.

NOW THEREOFRE, 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, and for consideration of One Dollar (\$1), does hereby QUIT CLAIM, without representation, warranty or any guarantee of title, 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**

The portion of Lincoln County Assessor Parcel Number 006-241-69, identified on the Boundary Adjustment Record of Survey as the "BOUNDARY ADDITION" to be added to APN 006-241-62 and which is 18,401 square feet in area; provided, however, this conveyance EXCLUDES that portion of the Property which was conveyed to Lincoln County Fire Protection District by way of Quit Claim Deed recorded in Official Records, Lincoln County, on January 21, 2014, as Document Number 0144815 Book 284 Pg 649, and FURTHER EXCLUDES that portion of the Property described above in Recital "F" that will be conveyed by quit claim deed to Arthur Mick Lloyd and Lynn Lloyd immediately following the recordation of this instrument.




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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

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.

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]

*ex Carried, JAM*



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
NEVADA RANCHES

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$42.00  
Recorded By: AE RPTT: \$21.45  
Book- 284 Page- 0647

- 1. Assessor Parcel Number(s)
  - a. A Portion of 006-241-69 \_\_\_\_\_
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. Type of Property:
 

|   |   |
|---|---|
| <ul style="list-style-type: none"> <li>a. <input checked="" type="checkbox"/> Vacant Land</li> <li>c. <input type="checkbox"/> Condo/Twnhse</li> <li>e. <input type="checkbox"/> Apt. Bldg</li> <li>g. <input type="checkbox"/> Agricultural</li> <li><input type="checkbox"/> Other</li> </ul> | <ul style="list-style-type: none"> <li>b. <input type="checkbox"/> Single Fam. Res.</li> <li>d. <input type="checkbox"/> 2-4 Plex</li> <li>f. <input type="checkbox"/> Comm'l/Ind'l</li> <li>h. <input type="checkbox"/> Mobile Home</li> </ul> |
|---|---|

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|--|
| <b>FOR RECORDERS OPTIONAL USE ONLY</b> |
| 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: \$ 5,402.74
- d. Real Property Transfer Tax Due \$ 21.45

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 28.39 %  
 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: Individual Trustee  
Dave L. Hornbeck and Ronda Hammond

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

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: RONDA & DAVE HORNBECK  
 Address: HC 74 Box 200  
 City: PIOCHE  
 State: Nevada NV Zip: 89043  
*Hornbeck Family Trust*

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