

APN: 11-110-01; 11-110-20; 11-110-18

RPTT: \$0.00

**RECORDING REQUESTED BY:**

Cow County Title Co.



**MAIL TAX STATEMENTS TO:**

Same as below

**WHEN RECORDED MAIL TO:**

Stewart-Nevada Enterprises, LLC

PO Box 777400

Henderson NV 89077

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**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **STEWART-NEVADA ENTERPRISES, LLC**, a Nevada Limited Liability Company, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **STEWART-NEVADA ENTERPRISES, LLC**, a Nevada Limited Liability Company

all that real property situate in the County of Lincoln, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

**SUBJECT TO:**

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof. **Together with all water rights and all other rights to the use or benefit of water, of whatever kind, description, or source, appertaining or appurtenant thereunto.**

Dated: December 27, 2013

STEWART-NEVADA ENTERPRISES, LLC

By: 

Dan H. Stewart, Manager



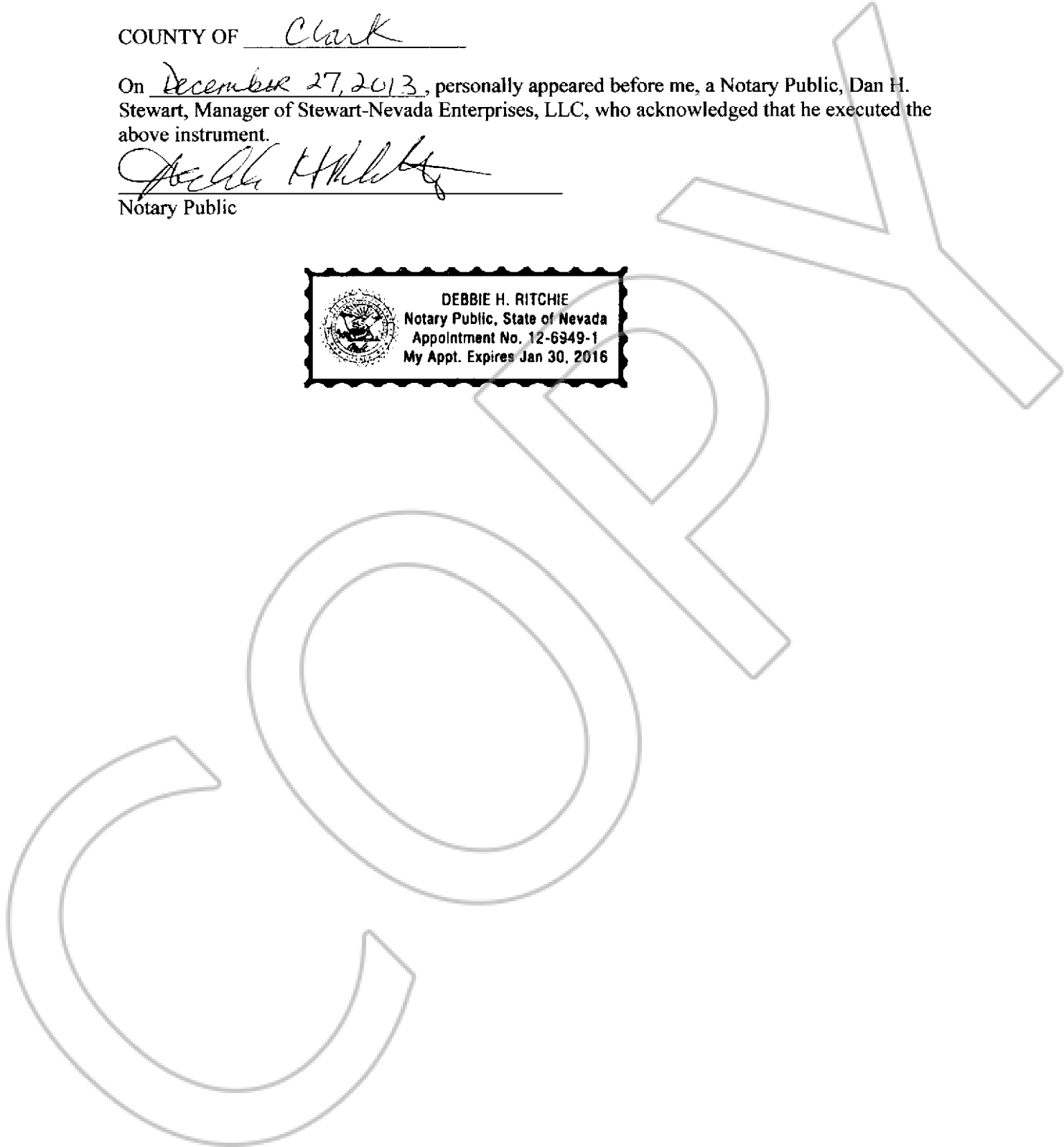
STATE OF Nevada

COUNTY OF Clark

On December 27, 2013, personally appeared before me, a Notary Public, Dan H. Stewart, Manager of Stewart-Nevada Enterprises, LLC, who acknowledged that he executed the above instrument.



Notary Public





**EXHIBIT "A"  
LEGAL DESCRIPTION**

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

PARCEL 1:

**TOWNSHIP 5 SOUTH, RANGE 60 EAST, M.D.B. & M.**

Section 3: Northeast Quarter (NE1/4) and the East Half (E1/2) of the Southeast Quarter (SE1/4)

EXCEPTING therefrom the portion of said land as conveyed to the State of Nevada for highway purposes by Cyril O. Bastian and Vilda Bastian, by Deed recorded March 25, 1948 in Book H-1 of Real Estate Deeds, page 208 as File No. 23762, Lincoln County, Nevada records.

FURTHER EXCEPTING THEREFROM the following described portion of said land, as conveyed to Crystal Springs Ranch, Inc. by C.O. Bastian in Deed dated October 4, 1966 and recorded October 13, 1966 in Book N-1 of Real Estate Deeds, page 141 as File No. 44586, Lincoln County, Nevada records, as follows:

That portion of the East Half (E1/2) of the Southeast Quarter (SE1/4) of said Section 3 lying easterly of the following described line, said line being approximate centerline of Old Hiko Highway:

- Commencing at the quarter section corner common to Sections 2 & 3;
- Thence South 42°42' West, 600.33 feet;
- Thence South 22°08' West 1267.66 feet;
- Thence South 52°29' West 540 feet to the East 1/16 line of said Section 3.

ASSESSOR'S PARCEL NUMBER FOR 2013 – 2014: 011-110-01

PARCEL 2:

That portion of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 10, Township 5 South, Range 60 East, M.D.B. & M., more particularly described as follows:

The Northwesterly 200 feet measured at right angles to and equidistant from the highway center line of State Highway 38 lying northerly and immediately adjacent to said State Highway 38 as described in that certain Deed to the State of Nevada for highway purposes by Cyril O. Bastian and Vilda Bastian, by Deed recorded March 25, 1948 in Book H-1 of Real Estate Deeds, page 208 as File No. 23762, Lincoln County, Nevada records.

EXCEPTING THEREFROM any portion of said land conveyed to Crystal Springs Ranch, Inc. by C.O. Bastian in Deed dated October 4, 1966 and recorded October 13, 1966 in Book N-1 of Real Estate Deeds, page 141 as File No. 44586, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2013 – 2014: 011-110-20



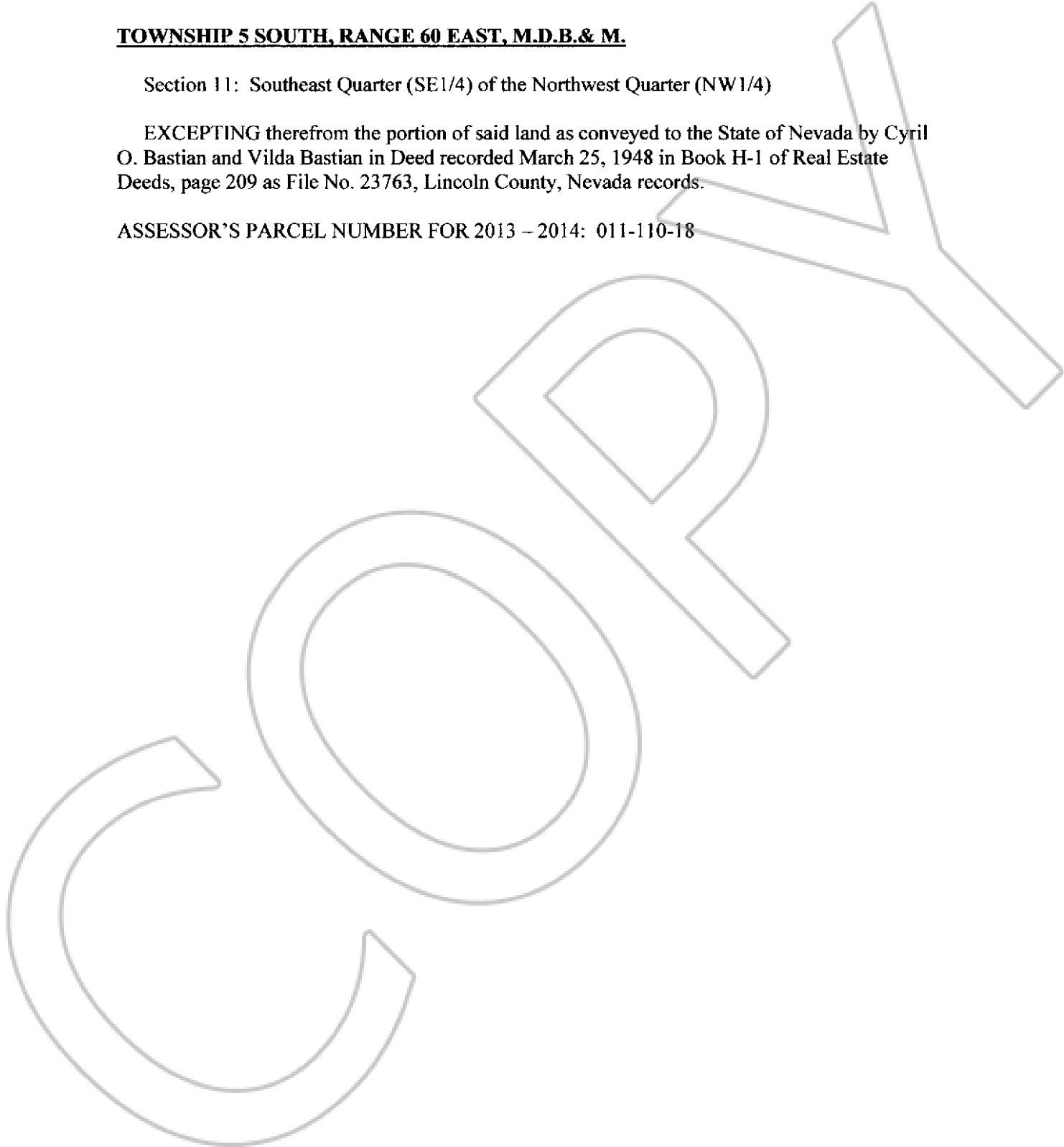
PARCEL 3:

**TOWNSHIP 5 SOUTH, RANGE 60 EAST, M.D.B.& M.**

Section 11: Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4)

EXCEPTING therefrom the portion of said land as conveyed to the State of Nevada by Cyril O. Bastian and Vilda Bastian in Deed recorded March 25, 1948 in Book H-1 of Real Estate Deeds, page 209 as File No. 23763, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2013 - 2014: 011-110-18



Recording requested By  
COW COUNTY TITLE CO.

STATE OF NEVADA  
DECLARATION OF VALUE

Lincoln County - NV

Leslie Boucher - Recorder

- 1. Assessor Parcel Number(s)
  - a) 11-110-01
  - b) 11-110-20
  - c) 11-110-18
  - d) \_\_\_\_\_

<b>FOR RECORDER'S</b>	
Document/Instrurr	Page 1 of 1 Fee: \$17.00
Book _____	Recorded By: AE RPTT:
Date of Recording: _____	Book- 285 Page- 0460
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)  Agricultural
  - h)  Mobile Home
  - i)  Other \_\_\_\_\_

3. Total Value/Sales Price of Property	\$0.00
Deed in Lieu of Foreclosure Only (Value of Property) ( _____ )	
Transfer Tax Value	\$0.00
Real Property Transfer Tax Due:	\$0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3  
Conveyance to re-describe and consolidate parcels
- 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: MANAGER

Signature: [Signature] Capacity: MANAGER

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

Print Name: Stewart-Nevada Ent.  
Address: PO Box 777400  
City/State/Zip Henderson NV 89077

Print Name: Stewart-Nevada Ent.  
Address: PO Box 777400  
City/State/Zip Henderson NV 89077

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

Company Name: Cow County Title Co. Escrow No 46305-Lin  
Address: 761 Raindance Dr., Pahrump NV 89048