

Official Record

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$629.85

Recorded By: LB

Book- 292 Page- 0395

A.P.N.: 005-221-07
File No: 179-2475332 (CDZ)
R.P.T.T.: \$629.85



0146729

When Recorded Mail To: Mail Tax Statements To:
JZA Ranch, LLC
9101 W Alta #805
Las Vegas, NV 89145

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Clifford S Lewis and Susan E Lewis, husband and wife as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to

JZA Ranch, LLC

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

**THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 67
EAST, M.D.M., ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE
OFFICE OF THE BUREAU OF LAND MANAGEMENT, LINCOLN COUNTY, NEVADA.**

**SAID LAND ALSO KNOWN AS PARCEL ONE (1) OF THAT CERTAIN PARCEL MAP
RECORDED JULY 20, 1981 IN BOOK "1A" OF PLATS, PAGE 178 IN THE OFFICE OF THE
COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.**

**AND ALSO KNOWN AS PARCELS 1 AND 2 OF THAT CERTAIN PARCEL MAP RECORDED
AUGUST 8, 1983 IN BOOK A OF PLATS, PAGE 208 IN THE OFFICE OF THE COUNTY
RECORDER OF LINCOLN COUNTY, NEVADA.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.



0146729

Book: 202
Page: 399

01/21/2015
Page: 2 of 3

Date: 12/23/2014

COPY



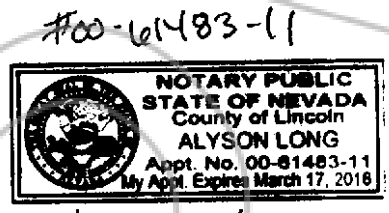
Clifford S Lewis
Clifford S Lewis

Susan E Lewis
Susan E Lewis

STATE OF NEVADA)
) : ss.
COUNTY OF CLARK)
) Lincoln

This instrument was acknowledged before me on
January 1, 2015 by
Clifford S Lewis and Susan E Lewis.

Alyson Long
Notary Public
(My commission expires: March 17, 2016)



Alyson Long
3/17/16
[Signature]

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/23/2014 under Escrow No. 179-2475332

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 005-221-07
- b) _____
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

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

- 3. a) Total Value/Sales Price of Property: \$161,100.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$161,100.00
- d) Real Property Transfer Tax Due \$629.85

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 0
- 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 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]
Signature: _____

Capacity: Escrow Agent
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Clifford S Lewis and Susan E
Print Name: Lewis
Address: HC 74 Box 280
City: Pioche
State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

JZA Ranch, LLC
Print Name: JZA Ranch, LLC
Address: 9101 W Alta #805
City: Las Vegas
State: NV Zip: 89145

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Print Name: Company
Address: 8965 South Eastern, Suite 190
City: Las Vegas

File Number: 179-2475332 CDZ/rc
State: NV Zip: 89123

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)