

Official Record

Recording requested by
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$18.00 Page 1 of 5
RPTT: Recorded By: AE
Book- 293 Page- 0504



APN# 005-221-07 and 005-221-08

File # 2475332-odx

Recording Requested By:

Name: First American Title Company

Address: 8965 S. Eastern, #190

City/State/Zip: Las Vegas, NV 89123

When Recorded Return To: Mail Tax Statements To:

Name: JZA Ranch, LLC

Address: 9101 W. Alta, #805

City/State/Zip: Las Vegas, NV 89145

Grant Bargain and Sale Deed
(Title On Document)

add both APN's 005-221-07 and 005-221-08

(Reason for Re-Record)

This page added to provide additional information required by
NRS 111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.



CERTIFICATION OF COPY

State of Nevada }
County of Lincoln } ss.

I, Leslie Boucher, the duly elected, qualified and acting County Recorder of Lincoln County, in the State of Nevada, do hereby certify that the foregoing is a true, full and correct copy of the original Grant, Bargain & Sale Deed now on file in this office, in Book 292 of Official Records Page 395-397 as Document Number 0146729

IN WITNESS WHEREOF, I have set my hand and affixed the Seal of my office, in Pioche, Nevada, on Friday, March 13, 2015 at 10:40 AM

Leslie Boucher

Leslie Boucher Recorder

[Signature]

Amy Elmer Deputy Recorder

Heather Boyce Deputy Recorder



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



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.



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Book 200
Page 507

03/13/2015
Page 4 of 5

.5

Date: 12/23/2014

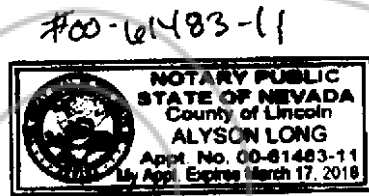
COPY

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
~~0000483-11~~

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

Recording requested By
 FIRST AMERICAN TITLE COMPANY

**STATE OF NEVADA
 DECLARATION OF VALUE FORM**

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

Page 1 of 1 Fee: \$18.00
 Recorded By: AE RPTT:
 Book- 293 Page- 0504

1. Assessor Parcel Number(s)

- a) 005-221-07
- b) 005-221-08
- 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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 144,100.00
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: transfer tax pd on doc # 46129

5. Partial Interest: Percentage being transferred: _____ %

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 Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
 (REQUIRED)**

Print Name: Clifford S & Susane Lewis
 Address: ACT 4802 280
 City: Pioche
 State: NV Zip: 89043

**BUYER (GRANTEE) INFORMATION
 (REQUIRED)**

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

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

Print Name: First American Title Insurance Escrow #: 179-247533-2
 Address: 8415 South Eastern Suite 190
 City: Las Vegas State: NV Zip: 89123