

Official Record

Recording requested By
ROBERT MATHEWS

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$21.00

Page 1 of 8

RPTT:

Recorded By: AE

Book- 301 Page- 0534

APN 012-040-20
RETURN RECORDED DEED TO:
Robert J. Mathews
P.O. Box 328
Panaca, NV 89042



GRANTEE/MAIL TAX STATEMENTS TO:
Robert J. Mathews
P.O. Box 328
Panaca, NV 89042

CORRECTIVE GRANT BARGAIN AND SALE DEED 10F8
RESCINDING, CORRECTING, CLARIFYING AND SUPERSEDING
ALL FORMER ASSETS CONTAINED WITHIN DOC#0135296
LINCOLN COUNTY RECORDERS OFFICE, LINCOLN COUNTY, NV

THIS INDENTURE, made and entered into this 23rd day of Mar., 2016, between Kenneth D. Lee and Norma Dawn Lee (also known as N. Dawn Lee or Norma D. Lee), Husband and Wife, who owns the hereinafter described property as joint tenants with right of survivorship, and as, the party of the first part, hereinafter referred to as "GRANTORS", and Robert Mathews, as a married man, and Shane Mathews, as a married man, as their sole and separate property and doing business as (dba) Mathews Farms, the party of the second part, hereinafter referred to as "GRANTEES."

WITNESSETH:

That the GRANTORS, in consideration of Ten Dollars (\$10), lawful money of the United States of America, and other good and valuable consideration, in hand paid by the GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain and sell unto the GRANTEE, and to their heirs and assigns, forever, all their rights, title and interest in and to those certain lots, pieces and parcels of land situate in Panaca, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

See EXHIBIT A
CORRECTIVE LAND AND WATER RIGHTS DESCRIPTION



ARTISAN SURVEYING GROUP

"Where Art & Measurement Science Converge"
A Veteran-Owned Survey-Engineering & Geospatial Company

**EXHIBIT A
CORRECTIVE LAND AND WATER RIGHTS DESCRIPTION
RESCINDING, CORRECTING, CLARIFYING AND SUPERSEDING
ALL FORMER ASSETS CONTAINED WITHIN DOC #0135296
FILED IN LINCOLN COUNTY, NEVADA
SITUATE WITHIN SECTION 32, T1S, R68E, M.D.M.**

ZDFB

A description and quantification of real property including land and the land's appurtenant water rights, ascertained through conformational meeting and subsequent signatures of the original intent between parties, located within specific and certain portions of Section 32, Township 1 South, Range 68 East, Mount Diablo Meridian, Lincoln County, Nevada, United States of America, more particularly described as follows:

LAND:

**Parcel Two, File Number 114548
Lincoln County APN 012-040-20**

Parcel Two of that certain map entitled *Parcel Map for Kenneth D. and Norma D. Lee*, filed at the request of Kenneth D. Lee at 3:37 pm on May 22, 2000, by the Lincoln County Recorder, Leslie Boucher, wherein said map is located and may be obtained from the office of the Lincoln County Recorder, Lincoln County, Nevada, United States of America, as File Number 114548, also referred to as Plat Book B, Pages 306 and 307, hereinafter also referred to as *Parcel Two Footprint*.

Said Parcel Two reputedly contains 168.33 acres as delineated on aforesaid parcel map.

Together with;

APPURTENANT WATER RIGHTS:

Parcel Two Footprint Appurtenant Portion of Decreed Surface Water Rights

That specific portion of appurtenant Parcel Two Footprint Decreed Surface Water Rights contained within that certain 7th Judicial Circuit Court of the State of Nevada in and for the County of Lincoln, Case No. 5706, subsequent amendments and corrections, as cited herein as originally filed and decreed by Merlyn H. Hoyt, District Judge, on June 9th, 1999, entitled *IN THE MATTER OF THE DETERMINATION OF RELATIVE RIGHTS IN AND TO THE WATERS OF CAMP VALLEY CREEK, EAGLE VALLEY CREEK, PANACA BIG SPRING, CLOVER*

Exhibit A - Land and Water Rights Description

P.O. Box 396, Pioche, NV 89043-0396
(775) 962-LAND (5263)

Email: TWolf@ArtisanSurveying.com
www.ArtisanSurveying.com



ARTISAN SURVEYING GROUP
 "Where Art & Measurement Science Converge"
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VALLEY WASH, MEADOW VALLEY WASH AND THEIR TRIBUTARIES IN LINCOLN AND CLARK COUNTIES, NV, hereinafter also referred to as *Decree*, specifically known as a specific portion of Vested Proof 04372, subsequently adjudicated by Decree, as formally presented to the Office of the State Engineer, Division of Water Resources, as cited herein as originally filed by claimants Kenneth D. and Norma D. Lee, same being attested to by Kenneth D. Lee on May 18, 1985, hereinafter referred to as *Vested Proof*, all of which is situate within Section 32, Township 1 South, Range 68 East, Mount Diablo Meridian, more particularly described as follows:

30FE

Decreed Vested Proof Parcel Two Footprint Appurtenant Portions of V04372

Quarter-Quarter	Acres	CFS Flow**	AFS**
SW NE	19.524	0.47019	89.713
SE NE	29.546	0.71155	135.764
NW SE	35.300	0.85012	162.204
NE SE	32.161	0.77453	147.780
SW SE	13.603	0.32760	62.506
SE SE	12.800	0.30826	58.816
Sec 32 TOTAL	142.934	3.44225	656.783

Flow AFS**** Flow and Seasonal Acre Feet rates are subject to the terms and conditions stipulated under aforesaid Decree and as also those noted within aforesaid Vested Proof, including those listed under Part 20, Comments section.

Together with;

Parcel Two Footprint Appurtenant Portions of Supplemental Certificated Underground Water Rights

That certain portion of appurtenant Parcel Two Footprint Supplemental Underground Certificated Water Right Permits as shown below, all of which are situate within Section 32, Township 1 South, Range 68 East, Mount Diablo Meridian, more particularly described as follows:

Permit	Certificate	Parcel Two Footprint Amount
11723	3534	0.493 cfs, or 178.90 acre feet per season.*
16435	5793	1.28140 cfs, but not to exceed 372.5 ac.-ft. per season.*
16912	5794	1.99344 cfs, not to exceed 456 ac.-ft. per season.*

*Prorata amount per individual Certificated Permit, terms and duty appropriations.

Exhibit A - Land and Water Rights Description

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Appurtenant Supplemental Parcel Two Footprint Portions of Flowrate by Certificate

Quarter-Quarter	CFS Amounts*		
	C3534	C5793	C5794
SE NE	0.17300	0.29756	0.37814
NW SE	0.00000	0.00000	0.34098
NE SE	0.30000	0.51256	0.65137
SW SE	0.00000	0.24252	0.33224
SE SE	0.02000	0.22876	0.29071
TOTALS	0.493	1.28140	1.99344

40F8

Appurtenant Supplemental Parcel Two Footprint Portions of Acreage by Certificate

Quarter-Quarter	Acres*		
	C3534	C5793	C5794
SE NE	17.3	17.3	17.3
NW SE	0.0	0.0	15.6
NE SE	30.0	29.8	29.8
SW SE	0.0	14.1	15.2
SE SE	2.0	13.3	13.3
TOTALS	49.3	74.5	91.2

*Subject to supplemental Certificated Permit appropriations, restrictions and terms.

Timothy J. Wolf
Agent, Artisan Surveying Group, a NV LLC
Professional Land Surveyor
Nevada License Number 9677
State Water Rights Surveyor
Nevada License Number 954

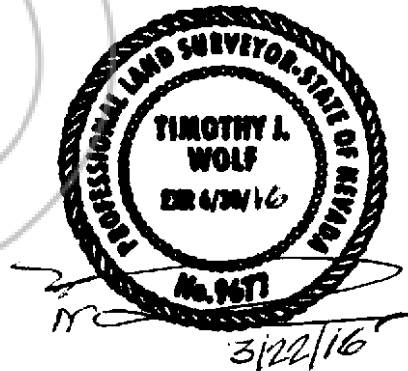


Exhibit A - Land and Water Rights Description

P.O. Box 396, Pioche, NV 89043-0396
(775) 962-LAND (5263)



This conveyance is made expressly subject to all terms and conditions set forth in the Applications and any permits and or certificates of appropriation which may be issued by the Nevada State Engineer subsequent to the execution of this Deed.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hand the day and year first below written.

Kenneth D Lee
Kenneth D. Lee GRANTOR

Norma Dawn Lee
Norma Dawn Lee GRANTOR

IN WITNESS WHEREOF as applies to acknowledgement to and for changes concerning the assets rescinded in Doc # 0135296, the GRANTEES have hereunto set their hand the day and year first below written.

SCFE

Robert Mathews
Robert Mathews GRANTEE

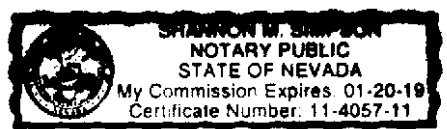
Shane Mathews
Shane Mathews GRANTEE

State of Nevada)
)ss.
County of Lincoln)

On this 23rd day of March, 2016, Kenneth D. Lee, and, Norma Dawn Lee, and, Robert Mathews, and, Shane Mathews personally appeared before me and proved to me to be the persons described in and who executed the foregoing Corrective Grant Bargain and Sale Deed, who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WHITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Shannon M. Simpson
NOTARY PUBLIC





0149007

Book: 301
Page: 539

03/24/2016
Page: 6 of 8

DOC # 0135296

01/25/2010

12:48 PM

Official Record

Recording Requested By
ROBERT J. MATHEWS

RESCINDED &
SUPERSEDED

Order
of 3
By: LB

DEED TO:

GRANTOR STATEMENTS TO:

Robert
P.O. Box
Panaca, N

WARRANT BARGAIN AND

THIS INSTRUMENT was entered into on the 25th of Dec., 2009,
between Kenneth D. Lee (Dawn Lee, nee Dawn Lee or Norma D.
Lee), Husband and Wife, hereinafter referred to as the
with right of survivorship, and Robert J. Mathews, hereinafter referred to as
"GRANTORS", and Robert J. Mathews, as a married
man, as their sole and separate business as (dba) Mathews Farms, the
party of the second part, hereinafter referred to as "GRANTEES."

That the GRANTORS, in consideration of ten dollars (\$10), lawful money of the
United States of America, and in consideration, in hand paid by the
GRANTEE, and other good and valuable consideration, the receipt of which is hereby
acknowledged, do hereby convey, sell, assign, and to their heirs and
assigns, forever, all their right, title and interest in and to those certain lots, pieces and
parcels of land situated in the County of Nevada, and more particularly
described as follows:

APN # 12... described as:

A parcel of land in the S 1/2 NE 1/4 and the NE 1/4 of T.1S, R.68E,
M.D. County, Nevada containing... or less and
described particularly as follow:

Beginning on the common section line between sections 32 and
the NE corner of said Section... 5'04"W,
is monumented by a B.L.M. brass cap... from
1/16 corner of said sections 32/33*... 4"W

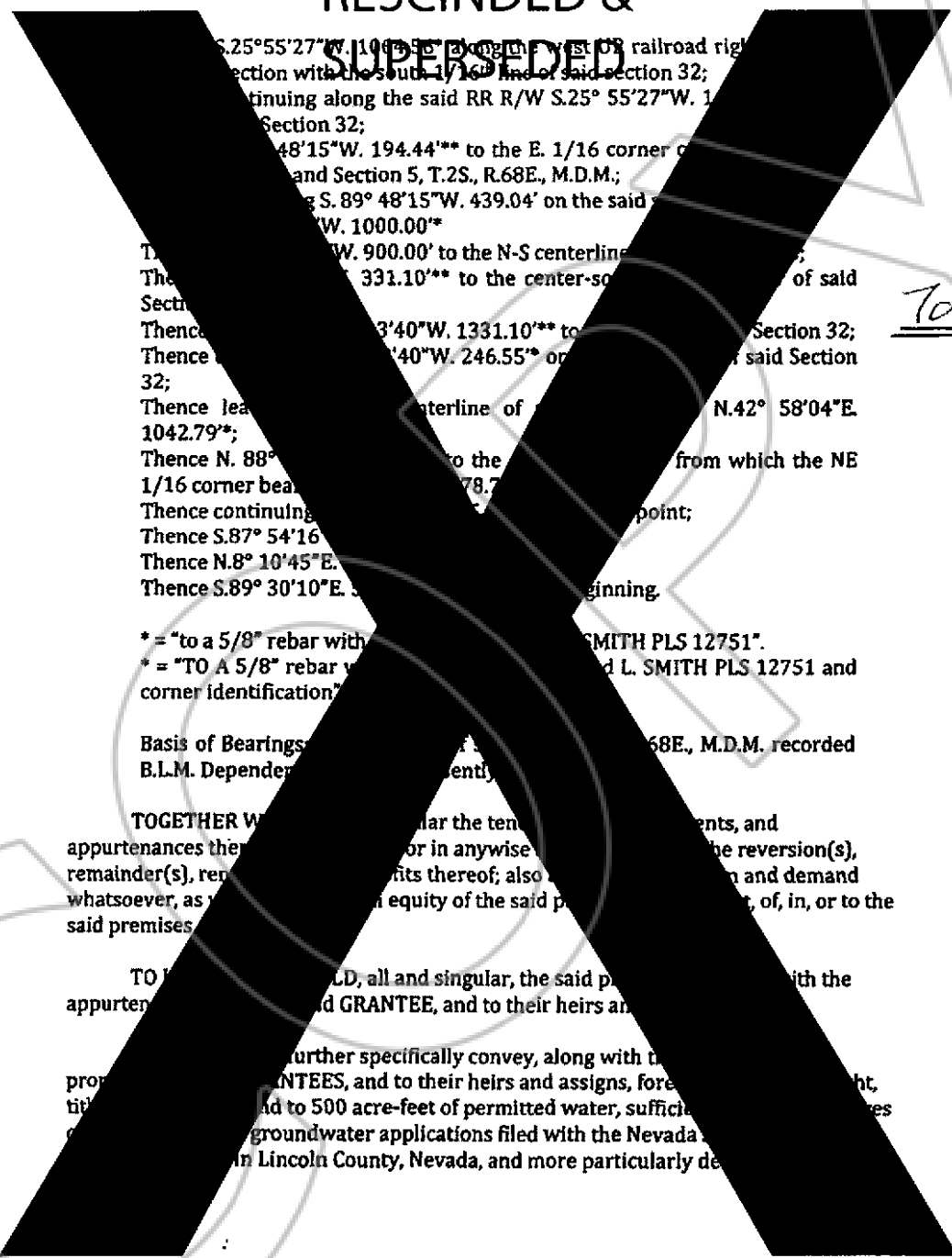
55'04"E. 1215.10' to the east quarter corner...
monumented by a B.L.M. b.c.;
continuing south on the east section line of said...
E. 358.04** to the abandoned west UP railroad right-of-

6078



RESCINDED &

SUPERSEDED



S.25°55'27"W. 1099.50' along the west of railroad right
 Section with the south 1/16th line of said Section 32;
 continuing along the said RR R/W S.25° 55'27"W. 1
 Section 32;
 48'15"W. 194.44** to the E. 1/16 corner of
 and Section 5, T.2S., R.68E., M.D.M.;
 S. 89° 48'15"W. 439.04' on the said
 W. 1000.00**
 W. 900.00' to the N-S centerline
 Thence S. 331.10** to the center-so of said
 Section
 Thence S. 3'40"W. 1331.10** to Section 32;
 Thence S. 3'40"W. 246.55* on said Section
 32;
 Thence lead centerline of N.42° 58'04"E.
 1042.79*;
 Thence N. 88° to the from which the NE
 1/16 corner bears 78.7
 Thence continuing point;
 Thence S.87° 54'16"
 Thence N.8° 10'45"E.
 Thence S.89° 30'10"E. beginning.

7058

* = "to a 5/8" rebar with SMITH PLS 12751".
 * = "TO A 5/8" rebar with L. SMITH PLS 12751 and
 corner identification"

Basis of Bearings of S. 68E., M.D.M. recorded
 B.L.M. Dependent

TOGETHER WITH the tenements, and
 appurtenances therefor in anywise the reversion(s),
 remainder(s), rents, profits thereof; also and demand
 whatsoever, as well as in equity of the said premises, of, in, or to the
 said premises

TO the LD, all and singular, the said premises with the
 appurtenances and GRANTEE, and to their heirs and

further specifically convey, along with the GRANTEES, and to their heirs and assigns, forever, right,
 title, and to 500 acre-feet of permitted water, sufficient for
 groundwater applications filed with the Nevada
 in Lincoln County, Nevada, and more particularly de

STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
ROBERT MATHEWS

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$21.00
Recorded By: AE RPTT:
Book- 301 Page- 0534

1. Assessor Parcel Number(s)

- a) APN 012-040-20
- 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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: RPTT paid on
Notes: doc # 135296! au

3. Total Value/Sales Price of Property

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
- b. Explain Reason for Exemption: Correcting legal description for DOC. No. 135296

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 _____ Capacity _____

Signature Robert J Mathews Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Kenneth D. and Norma Dawn Lee
Address: P.O. Box 123
City: Panaca
State: NV Zip: 89042

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Robert and Shane Mathews
Address: PO Box 328 Mathews Farms
City: Panaca
State: NV Zip: 89042

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

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____