DOC # 0149654

06/22/2016

02:14 PM

Official Record

Recording requested By MESQUITE TITLE COMPANY

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4 Recorded By: HB

Book- 304 Page- 0207

A.P.N.: 012-040-09 Order No. 18524

R.P.T.T. Exemption No. 03
RECORDING REQUESTED BY:

Mesquite Title Company

AND WHEN RECORDED MAIL TAX STATEMENT TO:

Lee's Angus Ranch, LLC PO Box 123 Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

(CORRECTIVE)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Lee's Angus Ranch, LLC, a Nevada limited liability company who acquired title as Lee Angus, LLC

do(es) hereby GRANT, BARGAIN and SELL to Lee's Angus Ranch, LLC, a Nevada limited liability company

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

SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A"

SUBJECT

TO:

- 1. Taxes for the current fiscal year.
- 2. Covenants, conditions, Restrictions, Reservations, rights of way and Easement 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.

STATE OF Nevada (Tah)

COUNTY OF Clark Iron)

PAM BUSK Notary Public State Of Utah My Commission Expires 03 NOTARY PUBLIC PAM BUSK

My Commission Expires: Nar (5)



Escrow No: 18524

EXHIBIT "A" Legal Description

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

Parcel 1:

That portion of the North Half of the Southeast Quarter of the Southeast Quarter (N1/2 of SE1/4 of SE1/4) and that portion of the Northeast Quarter of the Southeast Quarter (NE1/4 of SE1/4) of Section 32, Township 1 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, lying East of the Pioche Branch of the Union Pacific Railroad right-of-way as the same now exists and as described in mense instruments of Record.

That portion of the West Half of the Northwest Quarter of the Southwest Quarter (W1//2 of NW1/4 of SW1/4) and that portion of the West Half Southwest Quarter of the Northwest Quarter (W1/2 of SW1/4 of NW1/4) of Section 33, Township 1 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, lying East of the Pioche Branch of the Union Pacific Railroad right-of-way as the same now exists and as described in mense instruments of Record.

ALSO:

BEGINNING at a point 660 feet East of the Southwest corner of the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) of Section 33, Township 1 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada;

Thence East 145 feet:

Thence Northeasterly to a point on the North line of the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) of said Section 33, which point is 990 feet East from the Northwest corner of said Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) of Section 33;

Thence West 330 feet to a point 660 feet East of the Northwest corner of said Section 33;

Thence South, along the West line of the East Half of the Northwest Quarter of the Southwest Quarter (E1/2 of NW1/4 of SW1/4) of said Section 33 to the Point of Beginning.

Parcel 2

The North Half of the Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4) of Section 33 Township 1 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

Parcel 3

BEGINNING at a point 20 rods South of the Northeast corner of the Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) of Section 33 Township 1 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

Thence South 60 rods:

Thence West 80 rods;

Thence North 60 rods:

Thence East 80 rods to the Point of Beginning.

ALSO:

The South Half of the Southwest Quarter of the Southwest Quarter (\$1/2 of SW1/4 of SW1/4) of Section 33, Township 1 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

Parcel 4:

BEGINNING at the Northeast comer of the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) of Section 33, Township 1 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada;

Thence West 22 rods 10 feet to the Northeast corner of a parcel of land formerly owned by "Edwards Brothers" as described in instrument recorded in Book M-1 of Deeds, Page 148 of Official Records and other mense instruments of record;

Thence South 80 rods, along the East line of said "Edwards Brothers" land;

Thence East 22 rods;

Thence North 80 rods to the Point of Beginning.

Parcel 5:

The East half of the Southwest Quarter of the Northwest Quarter (E1/2 of SW1/4 of NW1/4) of Section 33, Township 1 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

EXCEPTING THEREFROM the railroad right-of-way previously conveyed away.

Assessor's Parcel Number: 012-040-09



DOC # DV-149654

Official Record

Recording requested By MESQUITE TITLE COMPANY State of Nevada **Declaration of Value**

	. B. 151 1 73	Lincoln County - NV	
	Assessor Parcel Number(s)	Leslie Boucher - Recorder	
a)	012-040-09	Page 1 of 1 Fee: \$17.00	
b)		Page 1 of 1 Fee: \$17.00 Recorded By: HB RPTT:	
		Book- 304 Page- 0207	
C)			
d)			
	Type of Property:	RECORDERS FOR OPTIONAL USE ONLY	
,	Vacant Land b) Single Family Res.	Document/Instrument#:	
c)	· · · · · · · · · · · · · · · · · · ·	Book:Page:	
e)		Date of	
	Agricultural h) Mobile Home	Recording:	
•	Other	Notes:	
	a. Total Value/Sales Price of Property:	\$0.00	
	 b. Deed in Lieu of Foreclosure Only(value of prope 		
	c. Transfer Tax Value:	\$0.00	
	d. Real Property Transfer Tax Due	\$0.00	
	If Exemption Claimed:		
	 a. Transfer Tax Exemption, per NRS 375.090, Sec 		
	b. Explain Reason for Exemption:	Correct the name of the Grantor in Inst. No.	
5. Partial Interest: Percentage being transferred: 100% 0147310 of Official Records			
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 the disallowance of any claimed exemption, or other determination of		
	additional tax que, may result in a penalty of 10% of the tax due plus interest at 1% per month.		
	Pursuant to NFS 375.030, the Buyer and Seller sh	all be jointly and severally liable for any additional	
	amount ower.///		
Si	gnature Capacity	Grantor's Agent	
Ų,	gradure the capacity _	Glandis Agent	
Sig	gnature CapacityCapacity	Grantee's Agent	
parameter .	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION	
	(REQUIRED)	(REQUIRED)	
100	Lee's Angus Ranch, LLC	Lee's Angus Ranch, LLC	
	Name: By: Robert Sherratt, Agt.	Name: By: Robert Sherratt, Agt.	
	Address: PO Box 123	Address: PO Box 123	
	City/State/Zip: Panaca, NV 89042	City/State/Zip: Panaca, NV 89042	
	Capacity: Grantor	Capacity: Grantee	
	Α.		
Company/Person Requesting Recording			
(R	EQUIRED IF NOT THE SELLER OR BUYER)		
Co	Mesquite Title Company		
	ume: 840 Pinnacle Ct. Building 3,		
46	Mesquite, NV 89027	Esc. #: 18524	

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