

WHEN RECORDED, MAIL TO:

Jeffery J. McKenna, Esq.  
Barney McKenna & Olmstead, P.C.  
P.O. Box 2710  
St. George, Utah 84771-2710

MAIL TAX STATEMENT TO:

Bruce A. and Pamela G. Jensen  
P.O. Box 253  
Lund, Nevada 89317

Parcel Nos: 005-021-01, 005-021-08, 005-091-01



QUITCLAIM DEED

TAX EXEMPTION PER NRS 375.090 #9

Bruce A. Jensen a/k/a Bruce Jensen & Pamela G. Jensen a/k/a Pamela Jensen, husband and wife as Joint Tenants, Grantors, for Ten Dollars and other good and valuable consideration, hereby Quitclaim all of their undivided interest to **Sunnyside Ranch Holdings, L.P., a Nevada limited partnership**, Grantee, the following described tract of land in Lincoln County, State of Nevada:

See Exhibit "A" Legal Description Attached

WITNESS the hand of Grantors, this 2nd day of September, 2016.

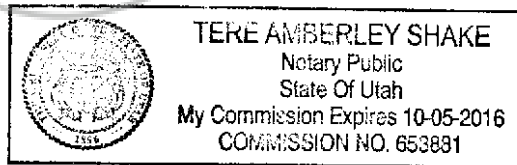
\_\_\_\_\_  
Bruce A. Jensen

\_\_\_\_\_  
Pamela G. Jensen

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON )

On this 2nd day of September, 2016, before me personally appeared Bruce A. Jensen and Pamela G. Jensen, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are signed on the preceding document, and acknowledged before me that they signed it voluntarily for its stated purpose.

\_\_\_\_\_  
NOTARY PUBLIC  
Address:  
My Commission Expires:





**EXHIBIT "A" LEGAL DESCRIPTION**

**Parcel 005-091-01**

TOWNSHIP 7N, RANGE 64 EAST, MDB&M

SECTION 33: NW ¼ SW¼ SIDEHILL SPR. & PIPELINE, HOLDING TANK & TROUGH SW1/4 SE1/4

EXCEPTING FROM the above described parcels all rights reserved in and to all oil, gas and mineral rights by those certain deeds described below:

- a) A Deed dated July 1, 1962, executed by CLAIR WHIPPLE and LILA M. WHIPPLE, his wife, to WILLIAM W. ST CLAIR, recorded August 30, 1962 in Book 53, under File No. 41768, Official Records, Nye County, Nevada, as to a 49% of all oil, gas and minerals; and in Book M-1 under File No. 39681, Real Estate Deeds, Lincoln County, Nevada, and in Book 248, Page 294, under File No. 121468, Real Estate Records, White Pine County, Nevada.
- b) A Deed executed by MYRON ADAMS and ERMA H. ADAMS, husband and wife, recorded December 17, 1962 in Book M-1, Page 77, Real Estate Deeds, Lincoln County, Nevada and recorded November 28, 1962 in Book 55, Page 286 and re-recorded January 17, 1963 in Book 56, Page 362, Official Records, Nye County, Nevada.

**Parcel 005-021-01**

TOWNSHIP 9 NORTH, RANGE 63 EAST, MDB&M

Section 5: Lots 3 and 4; SW¼ NW¼

Section 6: SE¼ NE¼ ; NE¼ SE¼

**Parcel 005-021-08**

TOWNSHIP 9 NORTH, RANGE 63 EAST, MDB&M

Section 28: SW ¼ SE 1/4; SE ¼ SW ¼

Section 33: N ½ NW ¼

POSSESSORY RIGHTS & IMPTS. TO THE FOLLOWING SPRINGS:

LEWIS WELL SW1/4 SE1/4 T5N R63E SECTION 31

SILVER KING WELL NE1/4 NE1/4 T5N R63E SECTION 21

HORSE SPRINGS SE1/4 NE ¼ T6N R63E SECTION 19

COTTONWOOD SPRINGS & RES

SILVER SPRINGS & RES

LOWER COTTONWOOD SPRING IN CAVE VALLEY

BIG SPRING NE1/4 NW1/4 T9N R63E SECTION 33

CAVE VALLEY WELL, WINDMILL & WATER TROUGH NW1/4

NE1/4 T8N R64E SECTION 4

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
BARNEY MCKENNA & OLMSTEAD PC

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00  
Recorded By: HB RPTT:  
Book- 308 Page- 0212

- 1. Assessor Parcel Number(s)
  - a. 005-021-01
  - b. 005-021-06
  - c. 005-091-01
  - d. \_\_\_\_\_

- 2. Type of Property:
 

a. <input type="checkbox"/> Vacant Land	b. <input checked="" type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
<input type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE ONLY  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: LIMITED PARTNERSHIP AGREEMENT  
ON FILE IN OFFICE. 12/21/16 CMO

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

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 9
- b. Explain Reason for Exemption: Transfer from individuals to business owned by same individuals.

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 Jenny Chamberlain Capacity: Legal Assistant

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Bruce A. Jensen & Pamela G. Jensen  
 Address: PO BOX 253  
 City: Lund  
 State: NV Zip: 89317

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Sunnyside Ranch Holdings, LP  
 Address: PO BOX 253  
 City: Lund  
 State: NV Zip: 89317

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Jeffery J. McKenna Escrow # \_\_\_\_\_  
 Address: 43 S 100 E Suite 300  
 City: St. George State: UT Zip: 84770