

Official Record

Recording requested By  
MESQUITE TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00 Page 1 of 4  
RPTT: \$14,040.00 Recorded By: AE  
Book- 308 Page- 0324

A.P.N.: 010-030-02; -05; -06; -07; -12; -13;

010-200-02 & -03

Order No. 18601

R.P.T.T. \$14,040.00

RECORDING REQUESTED BY:

Mesquite Title Company

AND WHEN RECORDED MAIL TAX  
STATEMENT TO:

Penoyer Farms, LLC  
5885 Penoyer Farm Rd.  
Alamo, NV 89001



GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Penoyer Farms, LTD, a Nevada limited partnership N.K.A. Penoyer Farms, LLC, a Nevada limited  
liability company

do(es) hereby GRANT, BARGAIN and SELL to  
Penoyer Farms, LLC, a Nevada limited liability company

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

SEE ATTACHED "EXHIBIT A" FOR LAND DESCRIPTION

SEE ATTACHED "EXHIBIT B" FOR WATER DESCRIPTION

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.

Dated: Dec. 29, 2016

Penoyer Farms, LTD, a Nevada limited  
partnership N.K.A. Penoyer Farms, LLC, a  
Nevada limited liability company

By: Rebecca C Shortell  
Rebecca C. Shortell

By: Brayton C Shortell  
Brayton C. Shortell



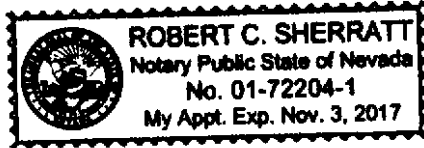
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STATE OF Nevada;  
COUNTY OF Clark ;ss.

On the 12-29, 2016, personally appeared before me, Rebecca C. Shortell, and Brayton C. Shortell, of Penoyer Farms, LTD, a Nevada limited partnership N.K.A. Penoyer Farms, LLC, a Nevada limited liability company, the signers of the within instrument who duly acknowledged to me that they executed the same for and in behalf of said partnership.



  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

*COOPER*



Escrow No: 18601

### "EXHIBIT A" Land Description

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

**Parcel 1:**

All of Section 24, Township 3 South, Range 54 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada

**Parcel 2:**

Government Lots Two, Three and Four (2, 3 & 4); and the East Half of the West Half (E/12 of W1/2) of Section 31, Township 3 South, Range 55 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

**Parcel 3:**

The Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4); the North Half of the Southwest Quarter (N1/2 of SW1/4); and the Northwest Quarter (NW1/4) of Section 29, Township 3 South, Range 55 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

**Parcel 4:**

The West half of the Southwest Quarter (W1/2 of SW1/4); and the Southwest Quarter of the Northwest Quarter (SW1/4 of NW1/4) of Section 27; the Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4); the Southeast Quarter (SE1/4); and the West Half (W1/2) of SECTION 28; the Northeast Quarter (NE1/4); and the West Half (W1/2) of Section 33 of Township 3 South, Range 55 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

**Parcel 5:**

The Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) of Section 29, Township 3 South, Range 55 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

**Parcel 6:**

Government Lot One (1) of Section 31, Township 3 South, Range 55 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

**Parcel 7:**

The South Half of the Northwest Quarter (S1/2 of NW1/4); the Southwest Quarter (SW1/4) of SECTION 5; the North Half of the Northwest Quarter (N1/2 of NW1/4) of Section 8, Township 4 South, Range 55 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

**Parcel 8:**

The East Half (E1/2) of Section 5, Township 4 South, Range 55 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

EXCEPTING FROM PARCELS 1 THROUGH 8 described herein all oil, gas and minerals, and rights incidental thereto, to the United States of America.

Assessor's Parcel Number: 010-030-02, 010-030-05, 010-030-06, 010-030-07, 010-030-12, 010-030-13, 010-200-02, 010-200-03



Order No. 18601

Tax I.D. No. 010-030-02, 010-030-05, 010-030-06, 010-030-07, 010-030-12, 010-030-13, 010-200-02, 010-200-03

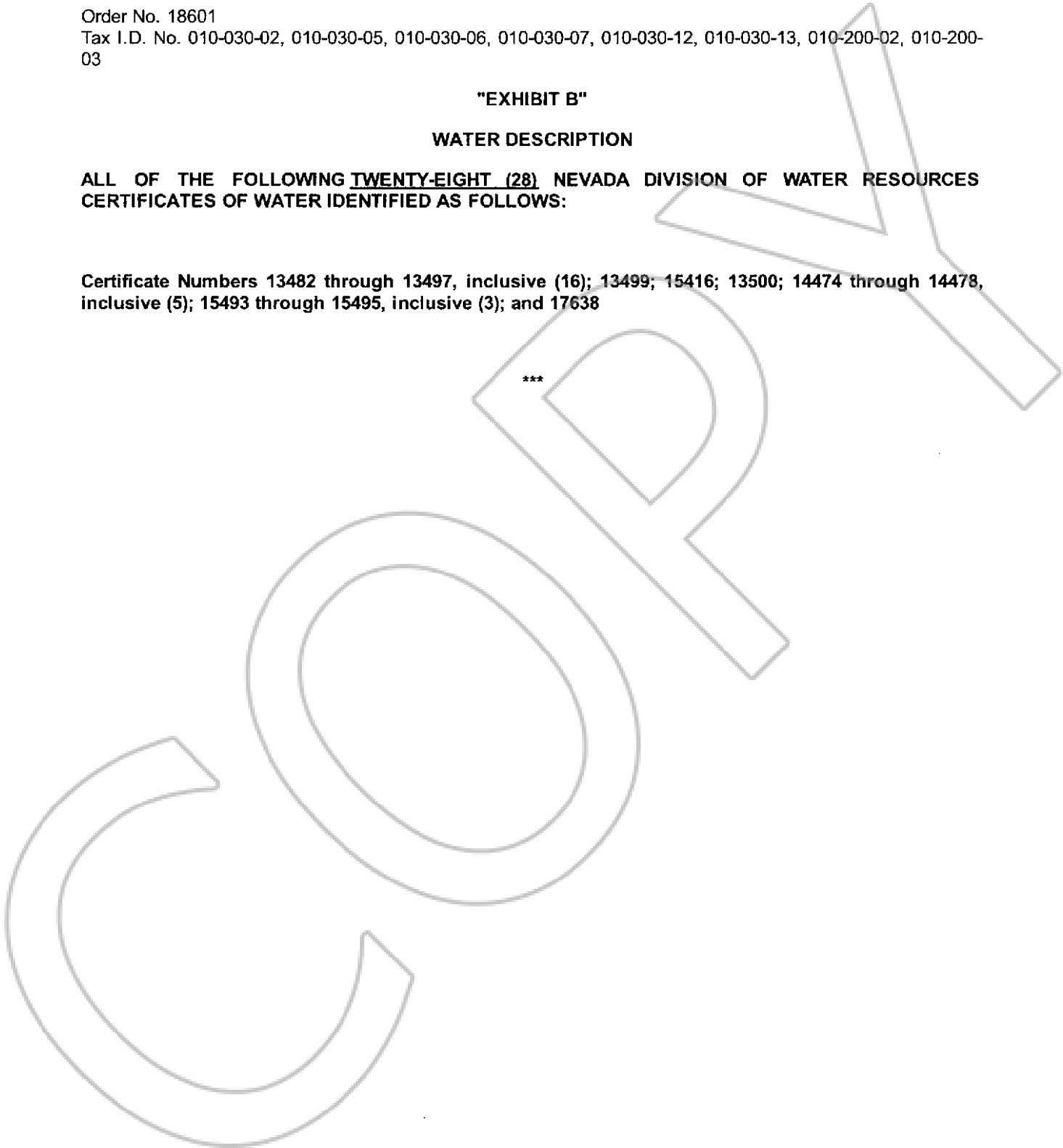
**"EXHIBIT B"**

**WATER DESCRIPTION**

**ALL OF THE FOLLOWING TWENTY-EIGHT (28) NEVADA DIVISION OF WATER RESOURCES CERTIFICATES OF WATER IDENTIFIED AS FOLLOWS:**

**Certificate Numbers 13482 through 13497, inclusive (16); 13499; 15416; 13500; 14474 through 14478, inclusive (5); 15493 through 15495, inclusive (3); and 17638**

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Recording requested By  
MESQUITE TITLE COMPANY

State of Nevada  
Declaration of Value

Lincoln County - NV

Leslie Boucher - Recorder

1. Assessor Parcel Number(s)

- a) 010-030-02 \_\_\_\_\_
- b) 010-030-05; -06; -07 \_\_\_\_\_
- c) 010-030-12; -13 \_\_\_\_\_
- d) 010-200-02; -03 \_\_\_\_\_

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2. Type of Property:

- a)  Vacant Land b)  Single Family Res.
- c)  Condo. Twnhsd)  2-4 Plex
- e)  Apt. Bldg. f)  Comm'1/Ind'1
- g)  Agricultural h)  Mobile Home
- i)  Other \_\_\_\_\_

RECORDERS FOR OPTIONAL USE ONLY	
Document/Instrument#:	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$3,600,000.00
- b. Deed in Lieu of Foreclosure Only(value of property): ( 0.00 )
- c. Transfer Tax Value: \$3,600,000.00
- d. Real Property Transfer Tax Due \$14,040.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- 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 the 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 \_\_\_\_\_ Grantor's Agent \_\_\_\_\_

Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee's Agent \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Penoyer Farms, LTD  
Name: By: Robert C Sherratt, Agt.  
Address: 5885 Penoyer Farm Rd.  
City/State/Zip: Alamo, Nevada 89001  
Capacity: Grantor

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Penoyer Farms, LLC  
Name: By: Robert C Sherratt, Agt.  
Address: 5885 Penoyer Farm Rd.  
City/State/Zip: Alamo, Nevada 89001  
Capacity: Grantee

Company/Person Requesting Recording  
(REQUIRED IF NOT THE SELLER OR BUYER)

Co. Mesquite Title Company  
Name: 840 Pinnacle Ct. Building 3,  
Mesquite, NV 89027

Esc. #: 18601

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