

Official Record

Recording requested By  
MESQUITE TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$43.00

Page 1 of 5

RPTT: \$187.20

Recorded By: HB

Book- 309 Page- 0063

012-190-04

A.P.N.: 012-190-07

Order No. 18617

R.P.T.T. \$187.20

RECORDING REQUESTED BY:

Mesquite Title Company

AND WHEN RECORDED MAIL TAX

STATEMENT TO:

C & L Farm & Cattle, LLC

PO Box 184

Enterprise, UT 84725



MAY BE SIGNED IN COUNTER-PARTS

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Eve Wadsworth Waite and John Todd Wadsworth, Trustees of the John Milton Wadsworth Trust  
dated August 13, 2016

do(es) hereby GRANT, BARGAIN and SELL to  
C & L Farm & Cattle, LLC, a Utah 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.

Dated: 1-23, 2017

Eve Wadsworth Waite and John Todd  
Wadsworth, Trustees of the John Milton  
Wadsworth Trust dated August 13, 2016

By: \_\_\_\_\_  
Eve Wadsworth Waite, Trustee

By: John Todd Wadsworth  
John Todd Wadsworth, Trustee



012-190-04

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Dated: 1/20, 2017

Eve Wadsworth Waite and John Todd  
Wadsworth, Trustees of the John Milton  
Wadsworth Trust dated August 13, 2016

By: Eve Wadsworth Waite  
Eve Wadsworth Waite, Trustee

By: \_\_\_\_\_  
John Todd Wadsworth, Trustee



0150906

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Page: 65

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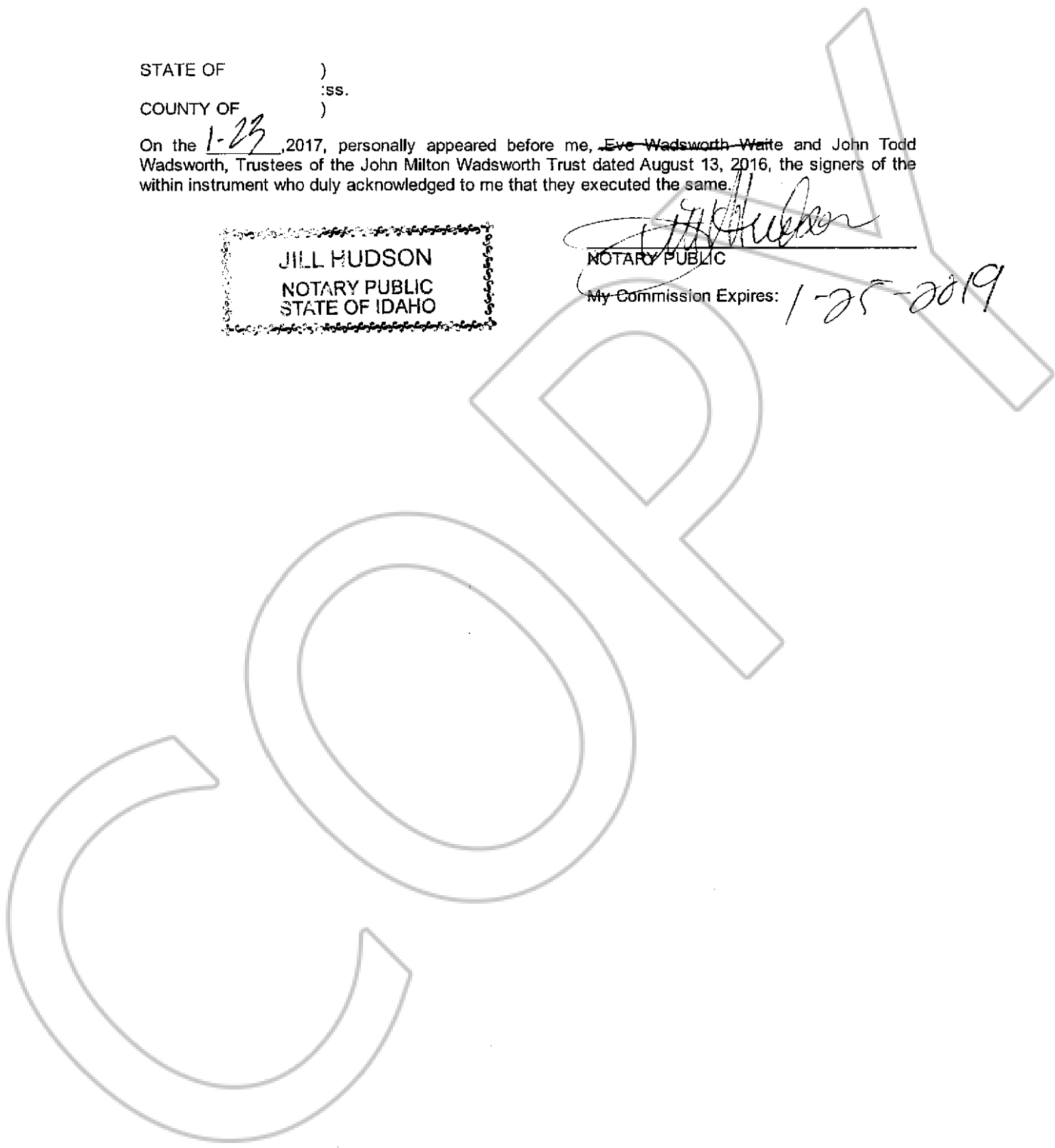
STATE OF )  
                  ) :ss.  
COUNTY OF )

On the 1-23, 2017, personally appeared before me, ~~Eve Wadsworth Waite~~ and John Todd Wadsworth, Trustees of the John Milton Wadsworth Trust dated August 13, 2016, the signers of the within instrument who duly acknowledged to me that they executed the same.

JILL HUDSON  
NOTARY PUBLIC  
STATE OF IDAHO

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

My Commission Expires: 1-25-2019





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Page: 4 of 5



# Acknowledgment by Individual

State of Idaho County of Madison

On this 20th day of January, 20 17, before me, Tina M. Stowers  
Name of Notary Public

the undersigned Notary Public, personally appeared  
Eve Wadsworth Waite

Name of Signer(s)

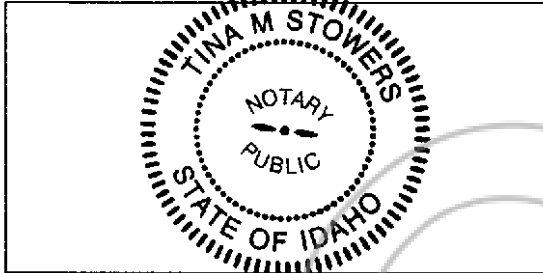
Proved to me on the oath of \_\_\_\_\_

Personally known to me

Proved to me on the basis of satisfactory evidence ID Concealed Weapons Permit  
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.



Notary Seal

Tina M Stowers  
(Signature of Notary Public)

My commission expires 10-17-2022

**Optional:** A thumbprint is only needed if state statutes require a thumbprint.

**Right Thumbprint of Signer**

Top of thumb here

## Description of Attached Document

Type or Title of Document Grant, Bargain & Sale Deed

Document Date 20 Jan. 2017 Number of Pages 1

Signer(s) Other Than Named Above None Present



Scanner Enabled Stores should scan this form  
Manual Submission Route to Deposit Operations

DSG5350 (Rev01-01/15)

FO01-00000DSG5350-01



Escrow No: 18617

**EXHIBIT "A"**  
**Legal Description**

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

The North Half of the Southeast Quarter of the Southeast Quarter (N1/2 of SE1/4 of SE1/4) of Section 18, Township 2 South, Range 68 East of the Mount Diablo Base and meridian, Lincoln County, Nevada.

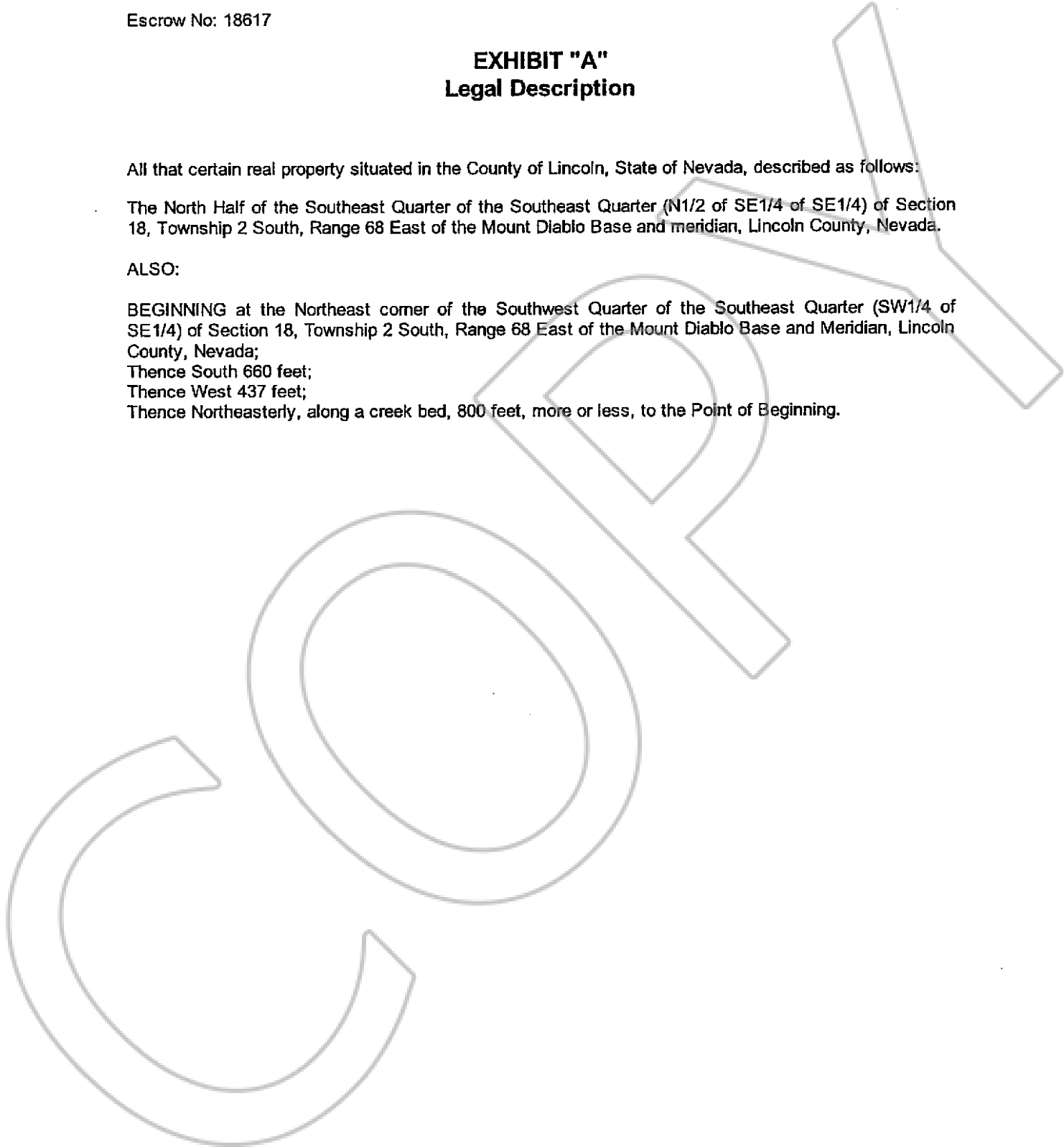
ALSO:

BEGINNING at the Northeast corner of the Southwest Quarter of the Southeast Quarter (SW1/4 of SE1/4) of Section 18, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada;

Thence South 660 feet;

Thence West 437 feet;

Thence Northeasterly, along a creek bed, 800 feet, more or less, to the Point of Beginning.



Recording requested By  
MESQUITE TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$43.00  
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State of Nevada  
Declaration of Value

1. Assessor Parcel Number(s)

- a) 012-190-07 \_\_\_\_\_
- b) 012-190-04 \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property:

- a)  Vacant Land b)  Single Family Res.
- c)  Condo. Twnhsed)  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: \$48,000.00
- b. Deed in Lieu of Foreclosure Only(value of property): ( 0.00 )
- c. Transfer Tax Value: \$48,000.00
- d. Real Property Transfer Tax Due \$187.20

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 [Signature] Capacity Grantor's Agent  
Signature [Signature] Capacity Grantee's Agent

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

John Milton Wadsworth Trust  
Name: By: Robert Sherratt, Agt.  
Address: 4566 W. 5600 N  
City/State/Zip: Clifton, Idaho 83228  
Capacity: Grantor

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

C & L Farm & Cattle, LLC  
Name: By: Robert Sherratt, Agt.  
Address: PO Box 184  
City/State/Zip: Enterprise, Utah 84725  
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. #: 18617

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