

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$41.00 Page 1 of 3
RPTT: \$10,725.00 Recorded By: AE
Book- 311 Page- 0113

RECORDING REQUESTED BY:

First American Title Insurance Company

WHEN RECORDED, MAIL THIS DEED
AND ALL TAX STATEMENTS TO:

Sharet Holdings II, LLC
479 Toucan Ridge Court
Henderson, Nevada 89012
Attention: *SHARLET DAVINNA*



APN Nos.: 008-25-103; 008-25-104; 008-26-105; and 008-26-109

(Space Above for Recorder's Use)

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **MESQUITE LAND HOLDINGS, LLC**, a Nevada limited liability company ("Grantor"), does hereby GRANT, BARGAIN AND SELL to **SHARLET HOLDINGS II, LLC**, a Nevada limited liability company ("Grantee"), all of that certain real property in the County of Lincoln, State of Nevada, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference and made a part hereof (the "Land"), together with any and all structures and improvements located thereon, all of Grantor's right, title and interest, if any, in and to the rights, benefits, privileges, easements, licenses, permits, tenements, hereditaments, and appurtenances to the extent belonging or appertaining to the Land or such structures and improvements, and any reversions, remainders, rents, issues or profits thereof, and all groundwater and surface water rights appurtenant thereto (collectively, the "Property").

This conveyance is made and accepted subject to:

1. General and special taxes and assessments for the current fiscal year, not delinquent, and including the personal property taxes of any former owner, if any; and
2. Restrictions, conditions, reservations, rights, rights-of-way and easements now of record, if any, or any that actually exist on the Property.

[Signature Page Follows]



IN WITNESS WHEREOF, Grantor has executed this GRANT, BARGAIN AND SALE DEED as of this ____ day of May, 2017.

GRANTOR

MESQUITE LAND HOLDINGS, LLC,
a Nevada limited liability company

By: NV Holding Group, LLC, a Nevada limited liability company, its Sole Member

By: Western RE Investco, LLC, an Arizona limited liability company, its Member

By: _____
Name: Paul E. Mashni
Title: Manager

PAUL E. MASHNI

STATE OF ARIZONA
COUNTY OF MARICOPA

§
§

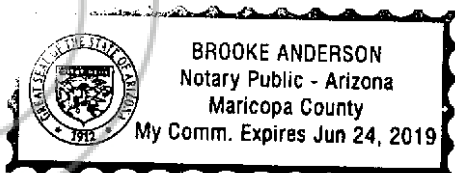
The foregoing instrument was acknowledged before me on May 5, 2017 by Paul E. Mashni, the Manager of WESTERN RE INVESTCO, LLC, an Arizona limited liability company, the Member of NV HOLDING GROUP, LLC, a Nevada limited liability company, the Sole Member of MESQUITE LAND HOLDINGS, LLC, a Nevada limited liability company. He is personally known to me or has produced a driver's license as identification.

Brooke Anderson

Notary Public

My Commission Expires:

06/24/2019



*BROOKE ANDERSON
EXP. 06-24-19*



EXHIBIT A
LEGAL DESCRIPTION

The land situated in the County of Lincoln, State of Nevada, and described as follows:

PARCEL 1:

ALL OF SECTIONS 27 AND 34 OF TOWNSHIP 12 SOUTH, RANGE 70 EAST, M.D.B.&M.

PARCEL 2:

THE WEST HALF (W 1/2) OF SECTION 25, ALL OF SECTIONS 26 AND 35 AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 70 EAST, M.D.B.&M.

PARCEL 3:

GOVERNMENT LOTS 1 AND 3 IN SECTION 33, AND GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 12 SOUTH, RANGE 71 EAST, M.D.B.&M.

PARCEL 4:

GOVERNMENT LOTS 5, 6, 7 AND 8 IN SECTION 15, GOVERNMENT LOT 1 AND THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4), THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 16, GOVERNMENT LOT 1 AND THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4), THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) SECTION 17, TOWNSHIP 12 SOUTH, RANGE 71 EAST, M.D.B.&M.

STATE OF NEVADA
DECLARATION OF VALUE

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- Assessor Parcel Number(s)
 - 008-251-03
 - 008-251-04
 - 008-261-05
 - 008-261-09

- Type of Property
 - Vacant Land
 - Single Fam. Res.
 - Condo/Twnhse
 - 2-4 Plex
 - Apt. Bldg.
 - Comm'l/Ind'l
 - Agricultural
 - Mobile Home
 - Other

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- Total Value/Sales Price of Property: \$2,750,000.00
 - Deed in Lieu of Foreclosure Only (value of \$ _____)
 - Transfer Tax Value: \$2,750,000.00
 - Real Property Transfer Tax Due \$10,725.00

4. **If Exemption Claimed:**

- Transfer Tax Exemption, per 375.090, Section: _____
- Explain reason for exemption: _____

- 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: [Signature] Capacity: [Signature]
Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Mesquite Land Holdings, LLC
Address: 14822 North 73rd Street, Suite 101
City: Scottsdale
State: AZ Zip: 85260

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Sharet Holdings II, LLC
Address: 479 Toucan Ridge Court
City: Henderson
State: NV Zip: 89012

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

First American Title Insurance
Company National Commercial
Print Name: Services File Number: NCS-837117-HHLV kh/kh
Address: 2500 Paseo Verde Parkway, #120
City: Henderson State: NV Zip: 89074

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

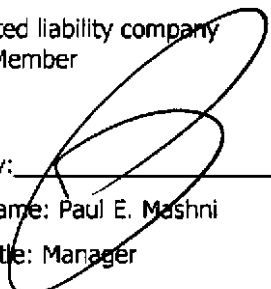


SELLER:

Mesquite Land Holdings, LLC, a Nevada limited liability company

By: NV Holding Group, LLC, a
Nevada limited liability company
its Sole Member

By: Western RE Investco, LLC, an Arizona
limited liability company
its Member

By: 
Name: Paul E. Mashni
Title: Manager

