

Official RecordRecording requested By
COW COUNTY TITLELincoln County - NV
Leslie Boucher - RecorderFee: \$16.00 Page 1 of 3
RPTT: \$9,360.00 Recorded By: LB
Book- 312 Page- 0571

0152363

A.P.N. No.:	011-060-24, 011-060-23, 011-050-10, 011-050-02, and 011-030-02
R.P.T.T.	\$9,360.00
Escrow No.:	78126
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
HIKO HAY AND CATTLE, LLC	
6671 S Las Vegas Blvd., Suite 210	
Las Vegas, Nevada 89119	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **STEWART-NEVADA ENTERPRISES, LLC**, a Nevada Limited Liability Company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **HIKO HAY AND CATTLE, LLC**, a Nevada Limited Liability Company, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

PARCEL 1:

A parcel of land on the East side of the Easterly right of way of Highway State Route 318 within the East Half (E1/2) of Sections 13 and 24, Township 3 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Parcel 2 of that certain Parcel Map recorded May 22, 2014 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 121A as File No. 145412, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 011-050-10

PARCEL 2:**TOWNSHIP 3 SOUTH, RANGE 61 EAST, M.D.B. & M.**

Section 18: Southwest Quarter (SW1/4)

Section 19: North Half (N1/2) of the Northwest Quarter (NW1/4); Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4)

EXCEPTING THEREFROM that portion of land conveyed to the State of Nevada for highway purposes in that certain document recorded June 15, 1975 in Book 14 of Official Records, page 606 as File No. 56884, Lincoln County, Nevada records.



ASSESSOR'S PARCEL NUMBER FOR 2016 – 2017: 011-030-02

PARCEL 3:

TOWNSHIP 3 SOUTH, RANGE 60 EAST, M.D.B. & M.

- Section 24: South Half (1/2) of the Southeast Quarter (SE1/4)
- Section 25: Northeast Quarter (NE1/4); North Half (N1/2) of the Southeast Quarter (SE1/4) and the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4)
- Section 36: Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); Northwest Quarter (NW1/4); Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and Lot 1

ASSESSOR'S PARCEL NUMBER FOR 2016 – 2017: 011-050-02

PARCEL 4:

TOWNSHIP 4 SOUTH, RANGE 60 EAST, M.D.B. & M.

- Section 1: Lot 4; the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4)
- Section 2: Lot 1; the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) and the Southeast Quarter (SE1/4)
- Section 11: Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) and the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2016 – 2017: 011-060-23

PARCEL 5:

TOWNSHIP 4 SOUTH, RANGE 60 EAST, M.D.B. & M.

- Section 11: Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4); the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4); the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and that portion of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) described as the Northerly 19 acres being a parcel of land with the dimensions of 627 feet by 1320 feet

ASSESSOR'S PARCEL NUMBER FOR 2016 – 2017: 011-060-24

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 30, 2017



0152363

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Page: 573

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STEWART-NEVADA ENTERPRISES, LLC,
A NEVADA LIMITED LIABILITY COMPANY

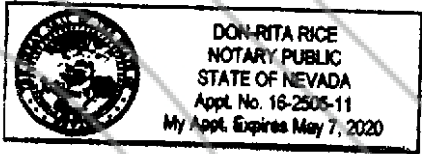
BY: 

DAN H. STEWART
Managing Member

State of NEVADA)
County of LINCOLN) ss.

This instrument was acknowledged before me on the 6th day of July, 2017
By: DAN H. STEWART

Signature: 
Notary Public
Expiration Date: 5/7/20



Recording requested By
COW COUNTY TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00
Recorded By: LB RPTT: \$9,360.00
Book- 312 Page- 0571

STATE OF NEVADA
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a) 011-060-24
 - b) 011-060-23
 - c) 011-050-10
 - d) 011-050-02 & 011-030-02

- 2. Type of Property:
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apt.Bldg
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other water rights, QCD recording
concurrent

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. Total Value/Sale Price of Property \$2,400,000.00
- Deed in Lieu of Foreclosure Only (value of Property) (_____)
- Transfer Tax Value: \$2,400,000.00
- Real Property Transfer Tax Due: \$9,360.00

- 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 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 Grantor
 STEWART-NEVADA ENTERPRISES, LLC , a
 Nevada Limited Liability Company

Signature _____ Capacity Grantee
 HIKO HAY AND CATTLE, LLC, a Nevada Limited
 Liability Company

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

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

Print Name: STEWART-NEVADA ENTERPRISES, LLC , a Nevada Limited Liability Company
 Address: P O Box 777400
 City: Henderson
 State: NV Zip: 89077

Print Name: HIKO HAY AND CATTLE, LLC, a Nevada Limited Liability Company
 Address: 6671 S Las Vegas Blvd., Suite 210
 City: Las Vegas
 State: NV Zip: 89119

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

Print Name: Cow County Title Co. Escrow #: 78126
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043