

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: \$15.60 Recorded By: AE
Book- 313 Page- 0498

APN: 011-090-30 (ptn)
RPTT: \$15.60

RECORDING REQUESTED BY:

Cow County Title Co.
NLS 7094-Lin

MAIL TAX STATEMENTS TO:

Same as below

WHEN RECORDED MAIL TO:

KW Legacy Ranch LLC
1760 SR 318
Hiko NV 89017



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **C4 HOLDING, LLC, a Nevada Limited Liability Company**, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **KW LEGACY RANCH, LLC, a Nevada Limited Liability Company**

all that real property situate in the County of Lincoln, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

SUBJECT TO:

1. Taxes for 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: July 3, 2017

C4 HOLDING, LLC, a Nevada Limited Liability Company

By: *Cyril S. Paulo*
CYRIL S. PAULO, Co-Manager



STATE OF Nevada

COUNTY OF Clark

On July 3, 2017, personally appeared before me, a Notary Public,
Cyril S. Paulo, Co-Manager of C4 Holding LLC, who acknowledged that he executed the above
instrument.

Laurie A. Hamilton
Notary Public

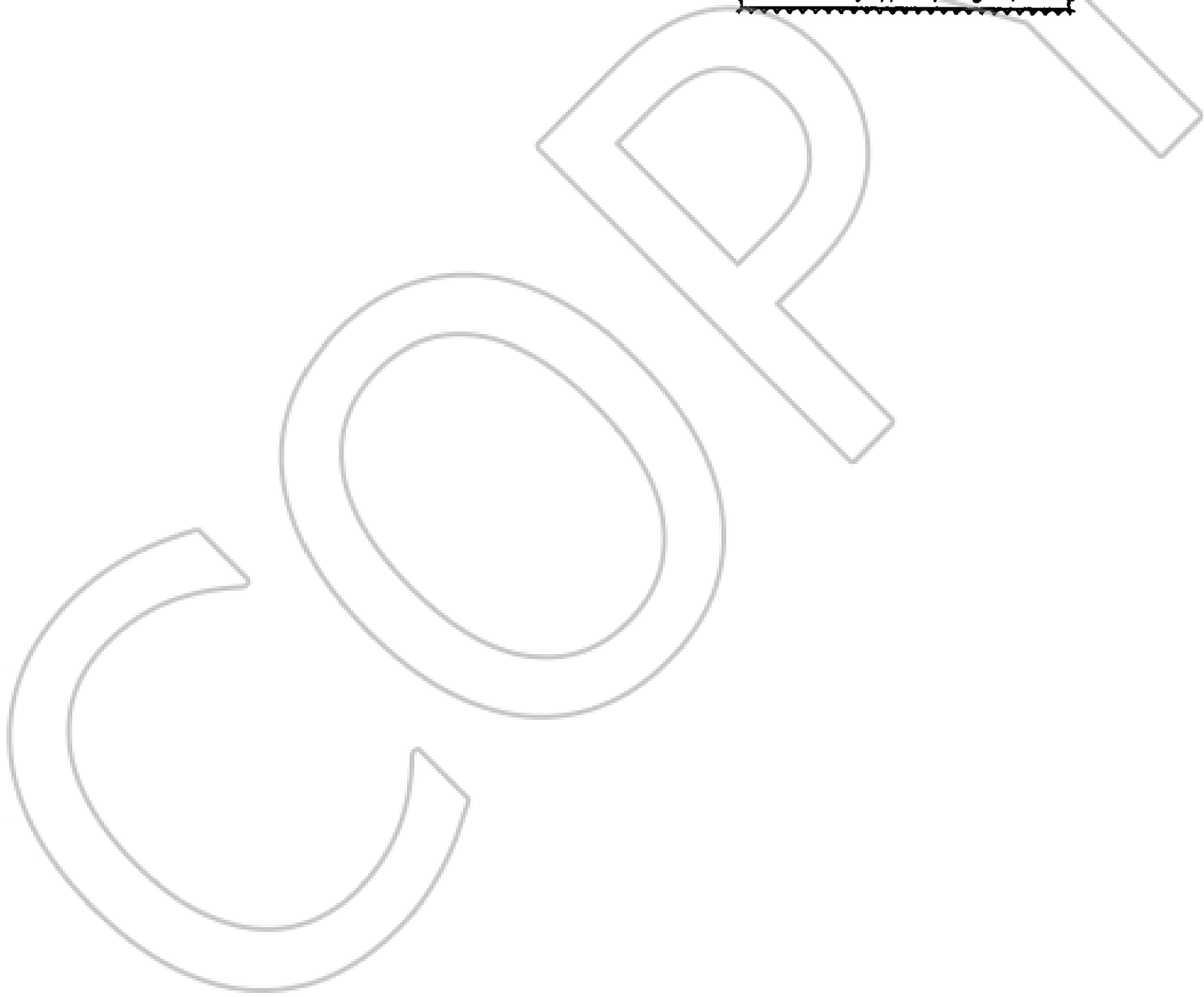




EXHIBIT "A"
LEGAL DESCRIPTION

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

AREA #1:

Commencing at the North Quarter corner of Section 34, Township 4 South, Range 60 East, M.D.B. & M.;

Thence south $23^{\circ}35'46''$ East, a distance of 3736.14 feet to the Southwest corner of AA#1 and the true point of beginning marked with a #5 rebar and 1-1/4 inch plastic cap stamped L Smith, PLS 12751;

Thence South $87^{\circ}53'58''$ East, 115.61 feet to a corner marked with a #5 rebar and 1-1/4 inch plastic cap stamped L Smith PLS 12751;

Thence South $45^{\circ}36'57''$ East, 282.62 feet to a corner marked with a #5 rebar and 1-1/4 inch plastic cap stamped HULSE PLS 6498;

Thence South $79^{\circ}21'45''$ East, 352.18 feet to a corner marked with a #5 rebar and 1-1/4 inch plastic cap stamped HULSE PLS 6498;

Thence North $72^{\circ}50'38''$ East, 52.89 feet to a corner marked with a #5 rebar and 1-1/4 inch plastic cap stamped L Smith PLS 12751;

Thence North $13^{\circ}05'35''$ West, 204.66 feet to a corner marked with a #5 rebar and 1-1/4 inch plastic cap stamped L Smith PLS 12751;

Thence North $01^{\circ}08'59''$ East, 360.05 feet to a corner marked with a #5 rebar and 1-1/4 inch plastic cap stamped L Smith PLS 12751;

Thence North $89^{\circ}59'47''$ West, 601.82 feet to a corner marked with a #5 rebar and 1-1/4 inch plastic cap stamped L Smith PLS 12751

Thence South $13^{\circ}22'33''$ West, 316.61 feet to the true point of beginning.

AREA #2:

Commencing at the North Quarter corner of Section 34, Township 4 South, Range 60 East, M.D.B. & M.;

Thence South $24^{\circ}48'53''$ East, a distance of 4341.95 feet to the Southwest corner of AA#2 and the true point of beginning marked with a #5 rebar and 1-1/4 inch plastic cap stamped L Smith PLS 12751;

Thence North $00^{\circ}18'05''$ West, 27.24 feet to an unmarked angle point;

Thence South $82^{\circ}13'54''$ East, 214.91 feet to an unmarked angle point;

Thence North $89^{\circ}30'49''$ West, 212.80 feet to the true point of beginning.

Said land being delineated on the Boundary Line Adjustment Record of Survey recorded May 10, 2016 in Book D of Plats, page 205 as File No. 149279, Lincoln County, Nevada records.

The above legal description is a metes and bounds description and was obtained from a Boundary Line Record of Survey Map, recorded May 10, 2016 in Book D of Plats, page 205 as File No. 149279, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

Recording requested By
 COW COUNTY TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 011-090-30 (ptn)
 b) _____
 c) _____
 d) _____

FOR RECORDER'S	
Document/Instrument	Page 1 of 1 Fee: \$16.00
Book _____	Recorded By: AE RPTT: \$15.60
Date of Recording: _____	Book- 313 Page- 0499
Notes: <u>Assessor Verified</u>	_____

2. Type of Property
- | | |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input checked="" type="checkbox"/> Other <u>Conveys 7.05 acres/Boundary Adjustment</u> | |

3. Total Value/Sales Price of Property \$4,000.00
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value \$4,000.00
 Real Property Transfer Tax Due: \$15.60

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 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: MANAGER/GRANTOR

Signature: [Signature] Capacity: Managing Member

SELLER (GRANTOR)
INFORMATION

Print Name: C4 Holding LLC
 Address: 3345 Canyon Ranch Road
 City/State/Zip Hiko NV 89017

BUYER (GRANTEE) INFORMATION

Print Name: KW Legacy Ranch LLC
 Address: 1760 SR 318
 City/State/Zip Hiko NV 89017

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Cow County Title Co. Escrow No NLS 7094-Lin
 Address: 761 Raindance Dr, Pahump NV 89048