

APN: 011-090-19 (ptrn)  
RPTT: \$9.75

**RECORDING REQUESTED BY:**

Cow County Title Co.  
NLS 7094-Lin

**MAIL TAX STATEMENTS TO:**

Same as below

**WHEN RECORDED MAIL TO:**

C4 Holding, LLC  
3345 Canyon Ranch Road  
Hiko NV 89017



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**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That, **KW LEGACY RANCH, 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 **C4 HOLDING, 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 11 2017

KW LEGACY RANCH, LLC, a Nevada Limited Liability Company

By: [Signature]  
Yancy P. Whipple, Managing Member



0152520

Book: 313

08/21/2017

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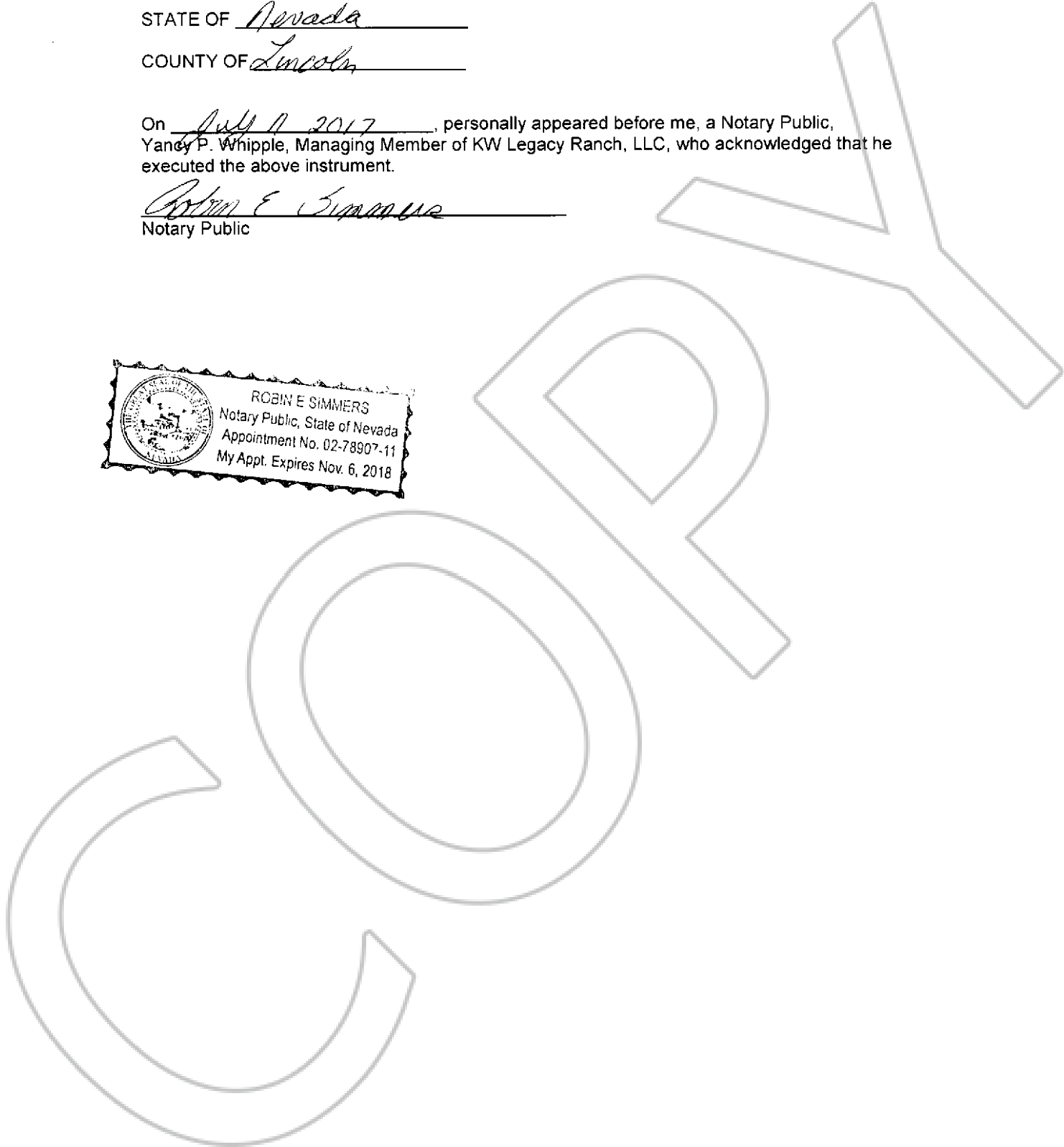
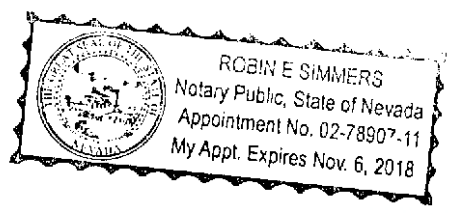
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STATE OF Nevada

COUNTY OF Lincoln

On July 11 2017, personally appeared before me, a Notary Public, Yancy P. Whipple, Managing Member of KW Legacy Ranch, LLC, who acknowledged that he executed the above instrument.

Robin E. Simmers  
Notary Public



**EXHIBIT "A"  
LEGAL DESCRIPTION**

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

**AREA #3:**

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

Thence South 23°35'46" East, a distance of 3736.14 feet to the Northwest corner of AA#3 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 66°46'42 East, 137.02 feet to a stone monument with a 3 inch tall galvanized pipe in the center;

Thence South 33°37'56" East, 361.03 feet to a corner marked with a #5 rebar and 1-1/4 inch plastic cap stamped L Smith, PLS 12751;

Thence South 00°18'05" East, 135.44 feet to an unmarked angle point;

Thence North 82°13'54" West, 433.17 to a corner marked with a #5 rebar and 1-1/4 inch plastic cap stamped L Smith, PLS 12751;

Thence North 13°22'33" East, 443.54 feet to the true point of beginning.

**AREA #4:**

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

Thence South 29°17'49" East, a distance of 4522.88 feet to the Northeast corner of AA#4 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 89°30'49" West, 178.17 feet to an unmarked angle point;

Thence South 82°13'54" East, 184.85 feet to a corner marked with a #5 rebar and 1-1/4 inch plastic cap stamped HULSE PLS 6498;

Thence North 12°01'15" West, 24.00 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) 011-090-19 (p+h)
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

<b>FOR RECORDER'S</b>	
Document/Instrument	Page 1 of 1 Fee: \$16.00
Book _____	Recorded By: AE RPTT: \$9.75
Date of Recording: _____	Book- 313 Page- 0502
Notes: <u>Assessor Verified value on</u>	

2. Type of Property
- a)  Vacant Land
  - b)  Single Family Residence
  - c)  Condo/Twnhse
  - d)  2-4 Plex
  - e)  Apartment Bldg.
  - f)  Commercial/Industrial
  - g)  Agricultural
  - h)  Mobile Home
  - i)  Other Conveys 3.06 acres/Boundary Adjustment

3. Total Value/Sales Price of Property \$2,500.00

Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )

Transfer Tax Value \$2,500.00

Real Property Transfer Tax Due: \$9.75

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: Managing Member

Signature: [Signature] Capacity: MANAGER / GRANTEE

**SELLER (GRANTOR) INFORMATION**

Print Name: KW Legacy Ranch LLC

Address: 1760 SR 318

City/State/Zip: Hiko NV 89017

**BUYER (GRANTEE) INFORMATION**

Print Name: C4 Holding, LLC

Address: 3345 Canyon Ranch Road

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 Raintance Dr, Pahrump NV 89048