Official Record Recording requested By COW COUNTY TITLE COMPANY

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3 PPTT Recorded By: AE

Book- 313 Page- 0514

APN: 011-090-19 (Ptn)

RPTT: \$0.00

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, 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 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

This Deed is given to the Grantee herein to complete and confirm the legal description pursuant to 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.

SUBJECT TO:

- Taxes for fiscal year; 1.
- 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.

KW LEGACY RANCH, LLC, a Nevada Limited Liability Company

Sple, Managing Member

STATE OF <u>Ancoln</u>

On _________, 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.

Bobin & Symmer

Notary Public



EXHIBIT "A" LEGAL DESCRIPTION

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

That portion of the South Half (S1/2) of Section 34, Township 4 South, Range 60 East, M.D.B.& M., more particularly described as follows:

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

Thence North 52°50'07" East, 2282.33 feet to the Southwest corner of said parcel and the true point of beginning:

Thence North 00°18'05" West, 162.68 feet;

Thence North 33°37'56" West, 361.03 feet/

Thence North 66°46'42" West, 137.02 feet;

Thence North 13°22'33" East, 316.61 feet;

Thence South 89°59'47" East, 601.82 feet;

Thence South 01°08'59" West, 360.05 feet;

Thence South 13°05'35" East, 204.66 feet;

Thence South 72°50'38" West, 52.89 feet;

Thence South 12°01'15" East, 259.38 feet;

Thence North 89°30'49" West, 390.97 feet to the true point of beginning.

The Basis of Bearing is the Section line between Sections 35 and 36, Township 4 South, Range 60 East, M.D.B.& M., as shown in Plat Book D, page 88 of Lincoln County, Nevada records, being North 00°07'46" East.

Said land being delineated as the KW Legacy Ranch, LLC parcel APN 011-090-19 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 was prepared by the following licensed Surveyor:

Name:

Lenard Smith

Address:

590 Main St./PO Box 443, Caliente NV 89008

ENARD D

License No.:

PLS 12751

This additional information required by NRS 111.312 and NRS 2398.030.

DOC # DV-152524

08/21/2017

02:58 PM

Official Record

Recording requested By COW COUNTY TITLE COMPANY

Les lie Boucher - Recorder 1. Assessor Parcel Number(s) a) 011-090-19 (p+) b) C) Document/Instrumer Book	STATE OF	NEVADA				Liı	ncoln C	ounty - NV
Document/Instrumer Book Potential Page 0514 Date of Property a)	DECLARA	TION OF VALU	E			Leslie	Boucher	– Recorder
Document/Instrumer Book 313 Page 0514 Book 313 Page 0514 Date of Recording: Notes: See 1 S	1. Assessor Pa	arcel Number(s)		FOR RECORD	ER'S	Page 1	of 1	Fee: \$16.00
b) Book rage 2. Type of Property a) X Vacant Land b) Single Family Residence 2-4 Plex Condo/I winhse d) Condo/I winhse e) Apartment Bldg. f) Commercial/Industrial Mobile Home 3. Total Value/Sales Price of Property Deed in Lieu of Foreclosure Only (Value of Property) Transfer Tax Value Real Property Transfer Tax Due: 5. Partial Interest: Percentage being transferred: True ownership, completion of Boundary Line Adjustment 5. 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 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: Capacity: Managing Method Capacity: Managing Method Print Name: KW Legacy Ranch LLC Address: 1760 SR 318 City/State/Zip Hiko NV 89017 COMPANY/PERSON REOUESTING RECORDING (required if not the Seller or Buyer)	a) <u>011-</u>	090-19 (pts)		Document/Inst	rumer			
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Company Name: Cow County Title Co. Escrow No NLS 7094-Lin	Company Na				<u>juirea ii n</u> Escrow No			

761 Raindance Dr, Pahrump NV 89048

Address: