

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: Recorded By: AE
Book- 313 Page- 0514

APN: 011-090-19 (ptr)
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:

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



0152524

Book: 313
Page: 515

08/21/2017
Page: 2 of 3

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



COPY



**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.

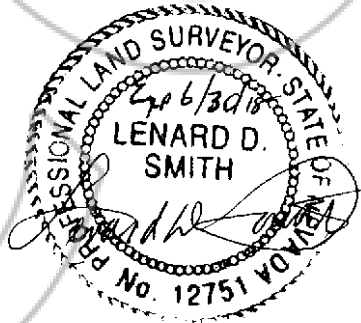
The above legal description was prepared by the following licensed Surveyor:

Name: Lenard Smith

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

License No.: PLS 12751

This additional information required by NRS 111.312 and NRS 2398.030.



May 12, 2017

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+)
 b) _____
 c) _____
 d) _____

FOR RECORDER'S	
Document/Instrument	Page 1 of 1 Fee: \$16.00
Book	Recorded By: AE RPTT:
Date of Recording:	Book- 313 Page- 0514
Notes: <u>Assessor verified value.</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 type="checkbox"/> Other _____ | |

3. Total Value/Sales Price of Property _____ \$0.00
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value _____ \$0.00
 Real Property Transfer Tax Due: _____ \$0.00

- 4. If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 3
 True ownership, completion of Boundary Line Adjustment
 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: _____ Capacity: Managing Member
 Signature: _____ Capacity: Managing member

SELLER (GRANTOR)
INFORMATION

Print Name: KW Legacy Ranch LLC
 Address: 1760 SR 318
 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, Pahrump NV 89048