

Official RecordRecording requested By
COW COUNTY TITLE CO.Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$35.00

Page 1 of 4

RPTT:

Recorded By: AK

Book- 316 Page- 0404

APN: 011-110-01; 011-110-18;
011-110-20
RPTT: \$0.00RECORDING REQUESTED BY:
Cow County Title Co.MAIL TAX STATEMENTS TO:
Same as below
WHEN RECORDED MAIL TO:
Cox-Stewart Enterprises, LLC
300 S 4th St., Ste 701
Las Vegas NV 89101

0153473

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **STEWART-NEVADA ENTERPRISES, 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 **COX-STEWART ENTERPRISES, 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, including water rights, and any reversions, remainders, rents, issues or profits thereof.

Dated: December 29, 2017

STEWART-NEVADA ENTERPRISES, LLC

By: Monte Stewart
MONTE NEIL STEWART, Manager



0153473

Book: 316
Page: 405

01/03/2018
Page: 2 of 4

GBS Deed; APN 011-110-01;18;20; Page 2 of 4

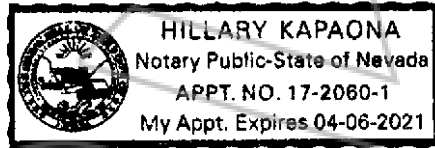
STATE OF NEVADA

COUNTY OF CLARK

On December 29, 2017, personally appeared before me, a Notary Public, MONTE NEIL STEWART, Manager of Stewart-Nevada Enterprises, LLC, who acknowledged that he executed the above instrument.



Notary Public



COPIES



GBS Deed; APN 011-110-01;18;20; Page 3 of 4

**EXHIBIT "A"
LEGAL DESCRIPTION**

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

PARCEL 1:

TOWNSHIP 5 SOUTH, RANGE 60 EAST, M.D.B.& M.

Section 3: Northeast Quarter (NE1/4) and the East Half (E1/2) of the Southeast Quarter (SE1/4)

EXCEPTING therefrom the portion of said land as conveyed to the State of Nevada for highway purposes by Cyril O. Bastian and Vilda Bastian, by Deed recorded March 25, 1948 in Book H-1 of Real Estate Deeds, page 208 as File No. 23762, Lincoln County, Nevada records.

FURTHER EXCEPTING THEREFROM the following described portion of said land, as conveyed to Crystal Springs Ranch, Inc. by C.O. Bastian in Deed dated October 4, 1966 and recorded October 13, 1966 in Book N-1 of Real Estate Deeds, page 141 as File No. 44586, Lincoln County, Nevada records, as follows:

That portion of the East Half (E1/2) of the Southeast Quarter (SE1/4) of said Section 3 lying Easterly of the following described line, said line being approximate centerline of Old Hiko Highway:

- Commencing at the quarter section corner common to Sections 2 & 3;
- Thence South 42°42' West, 600.33 feet;
- Thence South 22°08' West, 1267.66 feet;
- Thence South 52°29' West, 540 feet to the East 1/16 line of said Section 3.

ASSESSOR'S PARCEL NUMBER FOR 2017 - 2018: 011-110-01

PARCEL 2:

That portion of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 10, Township 5 South, Range 60 East, M.D.B.& M., more particularly described as follows:

The Northwesternly 200 feet measured at right angles to and equidistant from the highway center line of State Highway 38 lying Northerly and immediately adjacent to said State Highway 38 as described in that certain Deed to the State of Nevada for highway purposes by Cyril O. Bastian and Vilda Bastian, by Deed recorded March 25, 1948 in Book H-1 of Real Estate Deeds, page 208 as File No. 23762, Lincoln County, Nevada records.

EXCEPTING THEREFROM any portion of said land conveyed to Crystal Springs Ranch, Inc. by C.O. Bastian in Deed dated October 4, 1966 and recorded October 13, 1966 in Book N-1 of Real Estate Deeds, page 141 as File No. 44586, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2017 - 2018: 011-110-20



GBS Deed; APN 011-110-01;18;20; Page 4 of 4

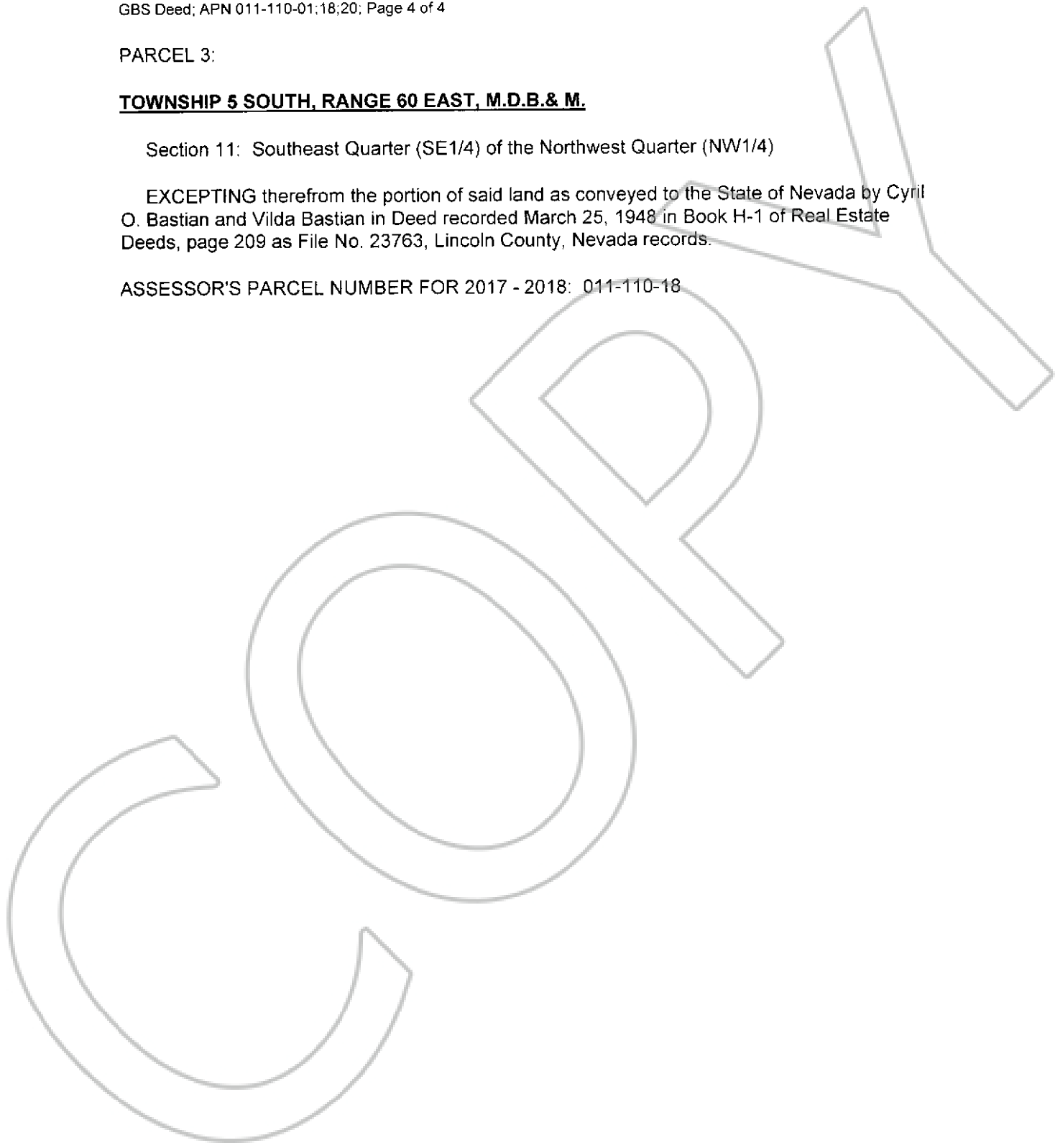
PARCEL 3:

TOWNSHIP 5 SOUTH, RANGE 60 EAST, M.D.B.& M.

Section 11: Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4)

EXCEPTING therefrom the portion of said land as conveyed to the State of Nevada by Cyril O. Bastian and Vilda Bastian in Deed recorded March 25, 1948 in Book H-1 of Real Estate Deeds, page 209 as File No. 23763, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2017 - 2018: 011-110-18



Recording requested By
 COW COUNTY TITLE CO.

Lincoln County - NV
Leslie Boucher - Recorder

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
- a) 011-110-01
 - b) 011-110-18
 - c) 011-110-20
 - d) _____

FOR RECORDED	
Document/Instru	Page 1 of 2 Fee: \$35.00
Book	Recorded By: AK RPTT:
Date of Recording:	Book- 316 Page- 0404
Notes:	

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 _____

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: 1
 One wholly owned entity to another wholly owned entity
 - 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: Monte Stewart Capacity: manager
 Monte Neil Stewart, Manager

Signature: Monte Stewart Capacity: manager
 Monte Neil Stewart, Manager

<u>SELLER (GRANTOR) INFORMATION</u>	<u>BUYER (GRANTEE) INFORMATION</u>
Print Name: <u>Stewart-Nevada Enterprises LLC</u>	Print Name: <u>Cox-Stewart Enterprises LLC</u>
Address: <u>PO Box 777400</u>	Address: <u>300 S 4th St., Ste 701</u>
City/State/Zip: <u>Henderson NV 89077</u>	City/State/Zip: <u>Las Vegas NV 89101</u>

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

Company Name: Cow County Title Co. Escrow No 79046
 Address: 761 Raindance Dr, Pahrump NV 89048



Real Property Transfer Tax Model Affidavit for Exemption 1

List the complete name of the claimant and contact information, as applicable:

<u>Stewart-Nevada Enterprises, LLC</u>	<u>Cox-Stewart Enterprises, LLC</u>
Name of Transferring Organization	Name of Organization to which property is transferred
<u>Monte Neil Stewart</u>	
Name of Petitioner	Contact Person (If different than Petitioner name)
<u>300 S. Fourth St. / 701</u>	
Street Address	Mailing Address (If different from street address)
<u>Las Vegas</u>	<u>Nevada</u> <u>89101</u>
City	State Zip Code
<u>702-382-4004</u>	<u>monteneilstewart@gmail.com</u>
Daytime Telephone Number (include area code) (optional)	Fax Number (optional) E-mail address

I, the undersigned duly authorized representative of the organization named herein, do hereby make the following declarations:

1. The transfer referred to on the attached Declaration of Value is eligible for exemption from the real property transfer tax pursuant to NRS 375.090 (1), and is not otherwise a taxable event under NRS 375.
2. The organization to which property is transferred has identical common ownership with the transferring organization, if for an affiliated company.
3. The property transferred will continue to be used in the same manner as it was used by the transferring organization. The business use of the property prior to the transfer was: vacant land held for appreciation. The business use after the transfer is: vacant land held for appreciation.

4. The purpose of this transfer is to recognize:

- Change in the identity of the business entity
- Change in the business entity form of organization
- Change in the location of the business entity

Description of the change: identical ownership of grantor and grantee; new entity

Documentation supporting these statements is attached.

Monte Stewart, Manager, December 29, 2017, representing
 Signature Title Date Representing
Grantor and Grantee
 State of NEVADA)
 County of CLARK) ss.

Signed and sworn to (or affirmed) before me on December 29, 2017 (date)
 by MONTE STEWART
 (name(s) of person(s) making statement)

Notary Stamp, if applicable:

Hillary Kapaona
 Notary Public or Officer Administering Oath

Title of Officer Administering Oath

