

Official RecordRecording requested By
FIDELITY NATIONAL TITLE GROUP

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$35.00

Page 1 of 3

RPTT: \$6,318.00

Recorded By: AE

Book- 317 Page- 0664

A.P.N.: 011-120-02, 011-120-10

**MAIL TAX STATEMENTS TO:
WHEN RECORDED RETURN TO:**Richard T. Crawford
Silver Meadow Properties, LLC
1580 S. Jones
Las Vegas, Nevada 89146**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That REED, INC., a Nevada corporation, for valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell, and Convey to: SILVER MEADOW PROPERTIES, LLC, a Nevada limited liability company all that real property situated in the County of Lincoln, State of Nevada, described on the attached Exhibit "A" and by this reference made a part hereof.

Subject to: 1. Taxes for the current fiscal year, paid current; and
 2. Conditions, covenants, restrictions, reservations, rights, rights of way, and easements now of record, if any.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and also

Together will all of Grantor's interest in and to those certain water rights consisting of a duty of 3.3052 acre-feet annually of water rights under Application/Permit No. 23730-A02 (certificate 13663) and Proof or Claim No. V-01793 (the "Water Rights") which are appurtenant to and a part of the Real Property described herein.



Witness my/our hand(s) this 13th day of March, 2018.

Reed, Inc., a Nevada Corporation

[Signature]
Bryan Reed, President

STATE OF NEVADA }
COUNTY OF LINCOLN Clark } ss:

On this March 13, 2018
appeared before me, a Notary Public,

Bryan Reed
* * *

personally known or proven to me to
be the person(s) whose name(s) is/are
subscribed to the above instrument,
who acknowledged that he/she/they
executed the instrument for the
purposes therein contained.



Brandy Lake
Notary Public

My commission expires: 2/23/20

Brandy Lake
Cert # 16-1658-1
exp: 2/23/20

NOTARY JURAT FOR GRANT, BARGAIN, SALE DEED
FOR ESCROW NO.: 42041254-420MS6



EXHIBIT "A"

PARCEL 1: (A PORTION OF APN 011-120-02)

LOT 5 OF THE ASH SPRINGS SUBDIVISION, AS SHOWN ON THE SUBDIVISION MAP THEREOF RECORDED JUNE 5, 1967 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK "A" OF PLATS, PAGE 74 AS FILE NO. 45095, LINCOLN COUNTY, NEVADA RECORDS.

PARCEL 2: (A PORTION OF APN 011-120-02)

A PARCEL OF LAND WHICH WAS ADDED TO LOT 5 OF ASH SPRINGS SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK "A" OF MAPS, PAGE 74 OF OFFICIAL RECORDS AND LOCATED WITHIN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 60 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN BY A RECORD OF SURVEY RECORDED FEBRUARY 15, 2012 IN BOOK "D" OF MAPS AT PAGE 52, AS INSTRUMENT NO. 0140546 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING ON THE NORTH LINE OF SAID SECTION 1, AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 93, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 1 BEARS SOUTH 89°05'22" EAST 369.62 FEET; THENCE SOUTH 05°34'00" WEST 166.51 FEET ALONG SAID U.S. HIGHWAY 93 RIGHT-OF-WAY TO A PK NAIL WITH SHINER STAMPED L S SMITH PLS 12751 AND THE NORTHEAST CORNER OF LOT 5 OF SAID ASH SPRINGS SUBDIVISION;
THENCE SOUTH 90°00'00" WEST 450.00 FEET ALONG THE NORTH LINE OF SAID LOT 5 TO THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 03°05'11" WEST 200.00 FEET ALONG THE WEST LINE OF SAID LOT 5 TO THE CORNER COMMON TO LOTS 5 AND 13, SAID ASH SPRINGS SUBDIVISION;
THENCE SOUTH 90°00'00" WEST 42.00 FEET;
THENCE NORTH 03°05'22" EAST 373.91 FEET TO THE NORTH LINE OF SAID SECTION 1;
THENCE SOUTH 89°05'22" EAST 498.85 FEET TO THE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN A CERTAIN DOCUMENT RECORDED JUNE 19, 2012 IN BOOK 272, PAGE 0443 AS INSTRUMENT NO. 141597 IN THE OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA.

PARCEL 3: (APN 011-120-10)

LOTS 6, 7 AND 8 OF THE ASH SPRINGS SUBDIVISION, AS SHOWN ON THE SUBDIVISION MAP THEREOF RECORDED JUNE 5, 1967 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK "A" OF PLATS, PAGE 74 AS FILE NO. 45095, LINCOLN COUNTY, NEVADA RECORDS.

Assessor's Parcel Number: 011-120-02, 011-120-10
Order No.: 4241254F-421-421-BB1

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Page 1 of 1 Fee: \$35.00
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STATE OF NEVADA
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a) 011-120-02
 - b) 011-120-10
 - c) _____
 - d) _____

- 2. Type of Property:
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apt. Bldg.
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument # _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

- 3. Total Value/Sales Price of Property: \$1,620,000.00
- Deed in Lieu of Foreclosure Only (value of property): (0.00)
- Transfer Tax Value: \$1,620,000.00
- Real Property Transfer Tax Due: \$6,318.00

- 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 Seller/(Grantor)/Buyer (Grantee), 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 parties agree that 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 Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name Reed, Inc.

Address: 802 Ave. E

City, St., Zip: ELY, NV 89301

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Silver Meadow Properties, LLC.

Address: 1590 S Jones

City, St., Zip: Las Vegas NV 89146

COMPANY REQUESTING RECORDING

Print Name: Fidelity National Title Group

Address: 8363 W Sunset Road, Suite 100

City/State/Zip: Las Vegas, NV 89113

Escrow #: 42041254-420