



OFFICIAL RECORD  
LESLIE BOUCHER, RECORDER

**APN: 011-090-29**  
**RPTT: \$**

Recording requested by:  
**Bongiovi Law Firm**  
**2620 Regatta Drive, Suite 102**  
**Las Vegas, NV 89128**

When recorded, mail documents and tax  
statements to:  
**HW GROUP LLC**  
**C/o Yancy Whipple**  
**1760 State Route 318**  
**Hiko, NV 89017**

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That JOHN AND MICHELINE WRIGHT, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to HW GROUP LLC, all of their right, title, and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.


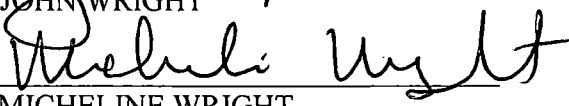
Grantee's Address: **HW GROUP LLC**  
**1760 State Route 318**  
**Hiko, NV 89017**

Together with all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

SEE PAGE TWO (2) FOR SIGNATURE AND NOTARY ACKNOWLEDGEMENT

WITNESS, our hands on this 25 day of JUNE, 2018.

GRANTOR:

  
\_\_\_\_\_  
JOHN WRIGHT  
  
\_\_\_\_\_  
MICHELINE WRIGHT

STATE OF Utah )  
                                ) ss.  
COUNTY OF Davis )

On this 25 day of June, 2018, before me the undersigned, a Notary Public in and for the said State, personally appeared John & Micheline Wright personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.  
WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public

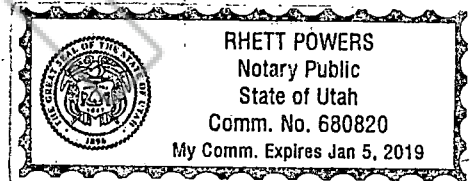


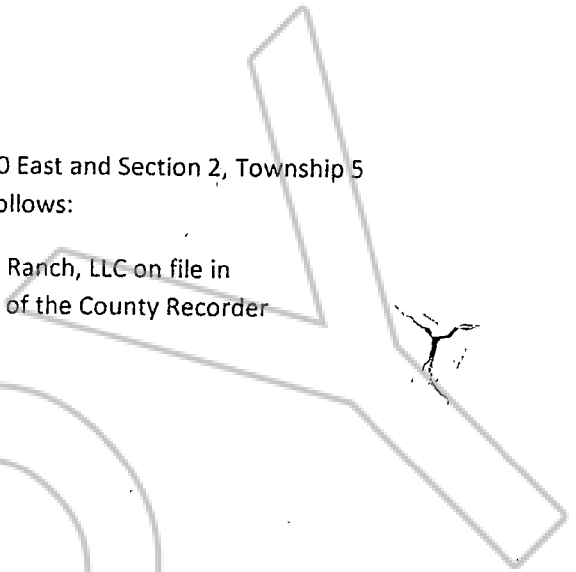
EXHIBIT "A"  
LEGAL DESCRIPTION

That portion of Sections 34 and 35, Township 4 South, Range 60 East and Section 2, Township 5 South, Range 60 East, M.D.M., more particularly described as follows:

Parcel Three (3) of the Merger and Resubdivision of Kay Wright Ranch, LLC on file in Book D of Plats, Page 88 as Document No. 142860, in the office of the County Recorder of Lincoln County, Nevada.

Containing 8.80 acres more or less.

COPY



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 011-090-29  
 b. \_\_\_\_\_  
 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  
 Other

FOR RECORDERS OPTIONAL USE ONLY  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

- 3.a. Total Value/Sales Price of Property \$ 44,000  
 b. Deed in Lieu of Foreclosure Only (value of property( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ 171.60

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 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 \_\_\_\_\_ Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: John Wright and Micheline Wright  
 Address: 1411 Pony Express Way  
 City: Centerville  
 State: UT                      Zip: 84104

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: HW GROUP LLC  
 Address: 1760 State Route 318  
 City: Hiko  
 State: NV                      Zip: 89017

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: BONGIOVI LAW FIRM                      Escrow # \_\_\_\_\_  
 Address: 2620 REGATTA DR STE 102  
 City: LAS VEGAS                      State: NV                      Zip: 89128