LINCOLN COUNTY, NV

2018-155652

\$1.932.35

OFFICIAL RECORD

RPTT:\$1897.35 Rec:\$35.00 12/28/2018 03:09 PM

COW COUNTY TITLE CO.

LESLIE BOUCHER, RECORDER

Pgs=2 AK

A.P.N. No.: 003-220-11 and 003-220-13 R.P.T.T. \$1,897.35 **Escrow No.:** 79043 Recording Requested By: Cow County Title Co. Mail Tax Statements To:

Same as below

When Recorded Mail To:

EZJG CALIENTE LAND LLC 7408 OAK GROVE AVE

LAS VEGAS, NV 89117

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That RAINBOW LAND & CATTLE COMPANY, LLC., a Nevada limited liability company and JANICE J. COLE AND JOHN H. HUSTON, Trustees of the J&J FAMILY TRUST, a Montana Trust dated June 23, 2004 for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to EZJG CALIENTE LAND LLC, a Nevada limited liability company, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

That portion of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section 25, Township 4 South, Range 66 East, M.D.B.&M., more particularly described as follows:

Parcel 1

Parcel 2A of the amended subsequent Parcel Map recorded November 21, 2018 in the Office of the County Recorder of Lincoln County, Nevada as File No. 2018-155423, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 003-220-11

Parcel 2

Parcel 1A of the amended subsequent Parcel Map recorded November 21, 2018 in the Office of the County Recorder of Lincoln County, Nevada as File No. 2018-155422, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 003-220-13

SUBJECT TO:

- 1. Taxes for the 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.

Together with only the following water rights: Permit No. 10614, Certificate No. 3211, as appearing in the records of the Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer: 147.82 acre-fee seasonally ("afs") for irrigation of and domestic use on 40.80 acres of land from a well, excepting therefrom all but twenty and 00/100 (20.00) afs.

Dated: December	7, 2018		\ \
RAINBOW LAND & CA a Nevada Limited Liab	ATTLE COMPANY, LLC.	<	
JOHN H. HUSTON Managing Member			
J&J FAMILY TRUST, A DATED JUNE 23, 2004 JANICE J. COLE	MONTANA TRUST		
Trustae			
JOHN H. HUSTON Trustee			
State of Nevada County of Sur Col) ss.		
This instrument was account to how the	cknowledged before me	on the Ith day of the	rember 2018
Signature: Notary Publi Expiration D			DON-RITA RICE NOTARY PUBLIC STATE OF NEVADA ARCL No. 16-2506-11
			My Appt. Expires May 7, 2020

STATE OF NEVADA **DECLARATION OF VALUE FORM** 1. Assessor Parcel Number(s) a) 003-220-11 b) 003-220-13 C) d) 2. Type of Property: FOR RECORDER'S OPTIONAL USE ONLY b) Single Fam. Res. a) Vacant Land Page: Book: c) Condo/Twnhse d) 2-4 Plex Date of Recording: e) Apt.Bldg f) Comm'l/Ind'l Notes: g) 🛛 Agricultural h) Mobile Home i) 🗍 Other 3. Total Value/Sale Price of Property \$486,500.00 Deed in Lieu of Foreclosure Only (value of Property) Transfer Tax Value: \$486,500.00 Real Property Transfer Tax Due: \$1,897.35 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 BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Print Name: RAINBOW LAND & CATTLE Print Name: EZJG CALIENTE LAND LLC COMPANY, LLC and J&J FAMILY Address: 7408 OAK Grove Ave TRUST, a Montana Trust dated June City: <u>Yegas</u> 23, 2004 State: Address: P.O Box 1030 City: Caliente State: NV Zip: 89008

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Cow County Title Co. Escrow #: 79043

Address: 761 S. Raindance Drive

City: Pahrump State: NV Zip: 89048

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED