

A.P.N.: 014-080-10
Order No. 19083
R.P.T.T. \$2,652.00
RECORDING REQUESTED BY:
Mesquite Title Company

AND WHEN RECORDED MAIL TAX STATEMENT TO:
C & L Farm & Cattle, LLC
PO Box 184
Enterprise, UT 84725

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Paul W. Mathews, Successor Trustee of The Ross and Orma Mathews 1990 Family Trust

do(es) hereby GRANT, BARGAIN and SELL to
C & L Farm & Cattle, LLC, a Utah limited liability company

the real property situated in the County of Lincoln, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

SUBJECT TO: 1. Taxes for the current fiscal year.
2. Covenants, conditions, Restrictions, Reservations, rights of way and Easement now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

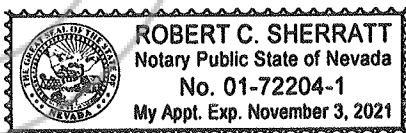
Dated: 3-4, 2019

The Ross and Orma Mathews 1990 Family Trust

By: Paul W Mathews
Paul W. Mathews, Successor Trustee

STATE OF NV)
COUNTY OF Clark) :ss.

On the 3-4, 2019, personally appeared before me, Paul W. Mathews, Successor Trustee of The Ross and Orma Mathews 1990 Family Trust, the signer of the within instrument who duly acknowledged to me that he/she executed the same.



[Signature]
NOTARY PUBLIC

My Commission Expires:

Escrow No: 19083

**EXHIBIT "A"
Legal Description**

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

Government Lots 1, 2, 3 and 4; the West Half of the Northeast Quarter (W1/2 of NE1/4); the Northwest Quarter of the Southeast Quarter (NW1/4 of SE1/4); and the Southwest Quarter of the Southeast Quarter (SW1/4 of SE1/4) of SECTION 28; and Government Lots 1 and 2 of SECTION 33, all in Township 5 South, Range 71 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

EXHIBIT "B" WATER DESCRIPTION

All WATER under the following Permit and Certificate Numbers being appurtenant to and included with the Land described in Exhibit "A" above:

Permit 7508, Certificate 1857;

Permit 70286, Certificate 17816;

Permit 70999, Certificate 17818; and

Permit 83028, Certificate 19811; ALSO

Permit 70929, Certificate 17817.

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

- a) 014-080-10 _____
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo. Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'1/Ind'1
- g) Agricultural
- h) Mobile Home
- i) Other

| | |
|--|-------------|
| RECORDERS FOR OPTIONAL USE ONLY | |
| Document/Instrument#: | _____ |
| Book: _____ | Page: _____ |
| Date of Recording: | _____ |
| Notes: | _____ |

- 3. a. Total Value/Sales Price of Property: \$680,000.00
- b. Deed in Lieu of Foreclosure Only(value of property): (0.00)
- c. Transfer Tax Value: \$680,000.00
- d. Real Property Transfer Tax Due \$2,652.00

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 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 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 [Signature] Capacity Grantor's Agent
Signature [Signature] Capacity Grantee's Agent

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Ross and Orma Mathews 1990
Family Trust
Name: By: Robert C Sherratt, Agt.
Address: 429 S. 500 E.
City/State/Zip: St. George, Utah 84770
Capacity: Grantor

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

C & L Farm & Cattle, LLC
Name: By: Robert C Sherratt, Agt.
Address: PO Box 184
City/State/Zip: Enterprise, Utah 84725
Capacity: Grantee

**Company/Person Requesting Recording
(REQUIRED IF NOT THE SELLER OR BUYER)**

Mesquite Title Company
Co. Name: 840 Pinnacle Ct. Bldg 3,
Mesquite, NV 89027

Esc. #: 19083

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)