

LINCOLN COUNTY, NV

2019-156184

\$854.00

RPTT:\$819.00 Rec:\$35.00 **04/24/2019 03:14 PM**

FIRST AMERICAN TITLE PASEO VERDE Pgs=3 KE

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 013-190-22 and 013-030-44 and 013-030-45 and 013-030-46 and 013-030-47 and 013-190-03 and 013-190-04 and 013-190-05 and 013-190-19 and 013-190-20 and 013-190-21 and 013-190-23 and 013-190-24 and 013-190-25 and 013-190-26
File No: 116-2560950 (KM)
R.P.T.T.: \$819.00

When Recorded Mail To: Mail Tax Statements To:
Nevada Land and Ranches, LLC
617 Edgebrook Drive
Las Vegas, NV 89145

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Glen Paul Matney, a single man and Glenn P. Matney and Clare M. Matney, Trustees of the Matney Family Revocable Trust of July 5, 2017

do(es) hereby *GRANT, BARGAIN and SELL* to

Nevada Land and Ranches, LLC, a Nevada limited liability company

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

PARCEL I:

PARCELS 1, 2, 3 AND 4 OF MAP OF DIVISION INTO LARGE PARCELS FOR KENNETH M. & JANE PRICE RECORDED SEPTEMBER 7, 2000, IN BOOK B OF PLATS, PAGE 336, AS FILE NO. 115183, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LYING WITHIN THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M.

EXCEPTING THEREFROM A PARCEL OF LAND CONVEYED TO THE COUNTY OF LINCOLN IN A DOCUMENT RECORDED AUGUST 13, 2003 IN BOOK 176, PAGE 317 OF OFFICIAL RECORDS AS INSTRUMENT NO. 120716 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

PARCEL II:

TRACT NOS. 3, 4 AND 5 OF MAP OF DIVISION INTO LARGE PARCELS FOR WAYNE BRADLEY & THE RONALD A. BRADLEY AND GORDENA S. BRADLEY FAMILY TRUST

The Matney Family Revocable Trust of July 5,
2017

[Signature], TRUSTEE
Glenn P. Matney, Trustee

[Signature], Trustee
Clare M. Matney, Trustee

[Signature]
Glenn Paul Matney

STATE OF **NEVADA**)
) : ss.
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by
**Glen Paul Matney, a single man and Glenn P. Matney and Clare M. Matney, Trustees of
the Matney Family Revocable Trust of July 5, 2017.**

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April,
17, 2019** under Escrow No. **116-2560950**.

*print date

California
Cost
see attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino

On 04-22-2019 before me, Jackie Pendleton, Notary Public
(insert name and title of the officer)

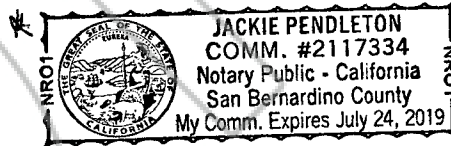
personally appeared Glen Paul Matney, as individual and Clare M. Matney, as Trustees
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)



* Jackie Pendleton
Comm exp. 7/24/19
Comm # 2117334

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 013-190-22, 013-030-47, 013-190-19, 013-190-24
 b) 013-030-44, 013-190-03, 013-190-20, 013-190-25
 c) 013-030-45, 013-190-04, 013-190-21, 013-190-26
 d) 013-030-46, 013-190-05, 013-190-23

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 RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$210,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$210,000.00
 d) Real Property Transfer Tax Due \$819.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]
 Signature: _____

Capacity: Agent
 Capacity: _____

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

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

Glen Paul Matney, a single man
 and Glenn P. Matney and Clare M.
 Matney, Trustees of the Matney
 Family Revocable Trust of July 5,
 Print Name: 2017
 Address: 12402 Industrial Boulevard Suite B-1
 City: Victorville
 State: CA Zip: 92395

Nevada Land and
 Ranches, LLC
 Print Name: _____
 Address: 617 Edgebrook Drive
 City: Las Vegas
 State: NV Zip: 89145

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

First American Title Insurance
 Print Name: Company
 Address: 2500 Paseo Verde Parkway, Suite 120
 City: Henderson

File Number: 116-2560950 KM/ KM
 State: NV Zip: 89074

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