



OFFICIAL RECORD
 AMY ELMER, RECORDER

A.P.N. No.:	003-078-03
R.P.T.T.	\$585.00
Escrow No.:	81343
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
ELLIS CONSTRUCTION, INC., a Nevada Corporation	
2330 Paseo Del Prado, Suite C302	
Las Vegas, NV 89102	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **RIATA PROPERTIES, LLC, a Nevada Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **ELLIS CONSTRUCTION, INC., a Nevada Corporation**, 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:

Being a portion of the East Half (E½) of the East Half (E½) of the Northwest Quarter (NW¼) of Section 8, Township 4 South, Range 67 East, M.D.B.&M., commonly known as House No. 4 in the Railroad Row, and more particularly described as follows:

COMMENCING at the center of said Section 8;

thence North along the East Line of said Northwest Quarter (NW¼), 542.6 feet (sometimes described as 542.36 feet);

thence West at right angles to said East line, 514 feet (sometimes described as 514.50 feet) to the TRUE POINT OF BEGINNING;

thence North parallel with the East line, 54.04 feet;

thence West at right angles 121.00 feet;

thence South 54.04 feet along a line parallel with and distant East 24.50 feet, measured at right angles from the West line of said East One Half (E1/2) of the East One Half (E1/2) of the Northwest Quarter (NW¼);

thence East at right angles to said parallel line, 121.00 feet to the TRUE POINT OF BEGINNING;

Except all mineral and all mineral right of every kind and character, now known to exist or hereafter discovered including without limiting on the generality of the foregoing, oil, gas, and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to the grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the grantee, as reserved in the Deed from Los Angeles and Salt Lake Railroad, formerly San Pedro, Los Angeles and Salt Lake Railroad, recorded October 30, 1959 in Book "L-1" of Real Estate Deeds, page 235 as File No. 37013, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 003-078-03

The above legal description is a metes and bounds description and was obtained from a Grant, Bargain, Sale Deed, recorded July 31, 2009 in Book 250 Official Records, page 4, as File No. 134052 Lincoln County, Nevada records. This additional information required by NRS 111.312 and NRS 239B.030.

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.
3. A new Deed of Trust to record concurrent

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.

Dated: October 03, 2019

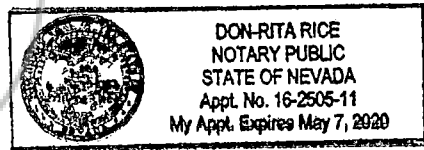
RIATA PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: Regen Gubler
REGEN GUBLER
Manager

State of NEVADA)
) ss.
County of LINCOLN)

This instrument was acknowledged before me on the 8th day of October, 2019 By:
REGEN GUBLER, President

Signature: Don-Rita Rice
Notary Public Don-Rita Rice
Expiration Date: 5/7/20



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-078-03
- 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
- i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$150,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$150,000.00
 Real Property Transfer Tax Due: \$585.00

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 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 *Regen Gubler* Capacity Grantor
REGEN GUBLER, President

Signature _____ Capacity Grantee
JOHN H. ELLIS, President

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: RIATA PROPERTIES, LLC, a Nevada Limited Liability Company
 Address: P O Box 132
 City: Panaca
 State: NV Zip: 89042

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: ELLIS CONSTRUCTION, INC., a Nevada Corporation
 Address: 2330 Paseo Del Prado, Suite C302
 City: Las Vegas
 State: NV Zip: 89102

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

Print Name: Cow County Title Co. Escrow #: 81343
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043