

LINCOLN COUNTY, NV **2019-157265**  
\$1,985.00  
RPTT:\$1950.00 Rec:\$35.00 10/30/2019 03:54 PM  
COW COUNTY TITLE CO. Pgs=2 AK  
OFFICIAL RECORD  
AMY ELMER, RECORDER

<b>A.P.N. No.:</b>	006-351-02 and 006-351-03
<b>R.P.T.T.</b>	\$1,950.00
<b>Escrow No.:</b>	81454
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
C4 HOLDING, LLC., a Nevada Limited Liability Company	
2520 Saint Rose Parkway, Suite 218	
Henderson, NV 89074	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **SHANE R. MATHEWS and JENNY R. MATHEWS, husband and wife as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **C4 HOLDING, 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:

### PARCEL 1

#### **TOWNSHIP 1 NORTH, RANGE 65 EAST, M.D.B. & M**

- Section 26: Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4)
- Section 27: Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4)  
Excepting therefrom the West 25 rods thereof.
- Section 34: Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4)  
Excepting therefrom the West 25 rods thereof.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 006-351-02

### PARCEL 2

#### **Township 1 North, Range 65 East, M.D.B. & M.**

- Section 27: The West 25 rods of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4)
- Section 34: The West 25 rods of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4); and the Northeast Quarter (NE1/4) of the Northwest Quarter; and the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 006-351-03

Together with the following water rights: Permit No. 5371, Permit No. 9660, Permit No. 10119, Permit No. 10120, Permit No. 11118, and Permit No. V06519.

Together with the following grazing rights: Ely Springs Cattle (11029) and Ely Springs Sheep (21030).

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.

Dated: October 24, 2019

Shane R Mathews  
SHANE R. MATHEWS

Jenny R Mathews  
JENNY R. MATHEWS

State of Nevada )  
County of Lincoln ) ss.

This instrument was acknowledged before me on the 24 day of October, 2019 By: SHANE R. MATHEWS and JENNY R. MATHEWS

Signature: Sasha J Orr  
Notary Public  
Expiration Date: Dec 2 2021



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 006-351-02  
 b) 006-351-03  
 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 Water Rights

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

3. Total Value/Sale Price of Property \$500,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$500,000.00  
 Real Property Transfer Tax Due: \$1,950.00

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 Shane R Mathews Capacity Grantor  
 SHANE R. MATHEWS

Signature \_\_\_\_\_ Capacity Grantee  
 C4 HOLDING, LLC., a Nevada Limited Liability Company

<p><b><u>SELLER (GRANTOR) INFORMATION</u></b> (REQUIRED)</p> <p>Print Name: <u>SHANE R. MATHEWS and JENNY R. MATHEWS</u></p> <p>Address: <u>P.O Box 426</u></p> <p>City: <u>Panaca</u></p> <p>State: <u>NV</u> Zip: <u>89042</u></p>	<p><b><u>BUYER (GRANTEE) INFORMATION</u></b> (REQUIRED)</p> <p>Print Name: <u>C4 HOLDING, LLC., a Nevada Limited Liability Company</u></p> <p>Address: <u>2520 Saint Rose Parkway, Suite 218</u></p> <p>City: <u>Henderson</u></p> <p>State: <u>NV</u> Zip: <u>89074</u></p>
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**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Cow County Title Co. Escrow #: 81454  
 Address: 761 S. Raindance Drive  
 City: Pahrump State: NV Zip: 89048