

LINCOLN COUNTY, NV 2019-157660  
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ROBERT C & VIVIAN C LEWIS Pgs=8 AK



OFFICIAL RECORD  
AMY ELMER, RECORDER

E07

*RC 08-151-01*  
APN: 08-231-01, 08-231-02, ~~08-150-001~~, 08-151-03,  
08-281-03, 08-281-04, 08-281-05, 08-261-06, 08-281-07,  
08-161-05, 08-161-07

WHEN RECORDED MAIL  
TAX STATEMENTS AND  
DOCUMENTS TO:  
Robert C. Lewis  
P.O. Box 520  
Moapa, Nv. 89025

## GRANT, BARGAIN, SALE DEED

WITHOUT CONSIDERATION, Robert C. Lewis and Dianne Leavitt, Successor Trustees of the "Paul & Lou Jeanne Lewis 2000 Trust" dated 2 August 2000, P.O. Box 16, Moapa, Nevada 89025, GRANTOR

do hereby CONVEY, GRANT, BARGAIN, SELL, AND WARRANT to

Robert C. and Vivian C. Lewis, Co-trustees of the Robert C. and Vivian C. Lewis 1990 Trust, dated 20 June 1990, P. O. Box 520, Moapa, Nevada 89025, GRANTEE

all of the right, title, and interest held by the Grantor(s) in and to the real property situate in the County of Lincoln, State of Nevada that is more particularly described on Exhibits "A", "B", "C", and "D", which are attached hereto and incorporated herein by this reference. For the purposes of NRS 164.067(1), there are no limitations on the Trustees' power to sell, convey or encumber the property conveyed hereby.

SUBJECT TO: 1. any unpaid taxes and/or assessments  
2. any encumbrance, covenant, easements of record, restriction reservation and right-of-way that is visible or of record.

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

(SIGNATURE PAGE FOLLOWS)



## EXHIBIT "A"

APN: 08-231-01

Upper Breedlove property purchase

Parcel 1:

The East Half (E ½) of the Southwest Quarter (SW ¼) of Section 1, Township 12 South, Range 65 East, M.D.B. & M.

Parcel 2:

The North Half (N ½) of the Northwest Quarter (NW ¼) of Section 12, Township 12 South, Range 65 East, M.D.B. & M.

APN: 08-231-02

Lower Breedlove property purchase

Parcel 1:

The Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 12, Township 12 South, Range 65 East, M.D.B. & M.

Parcel 2:

The North Half (N ½) of the Northwest Quarter (NW ¼) of Section 13, Township 12 South, Range 65 East, M.D.B. & M.

Parcel 3:

The Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 13, Township 12 South, Range 65 East, M.D.B. & M.

TOGETHER WITH any and all water rights pertaining to said property including all water rights covered by Permit #17749 (Certificate 6390), and Permit #19163 (Certificate 6391) from the Nevada State Division of Water Resources.

TOGETHER WITH an easement 50 feet in width along the old railroad grade across the following:

The North Half (N ½) of the Northwest Quarter (NW ¼) of Section 13, Township 12 South, Range 65 East, M.D. B. & M., and the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 12, Township 12 South, Range 65 East, M.D.B. & M., and the North Half (N ½) of the Northwest Quarter (NW ¼) of Section 12, Township 12 South, Range 65 East, M.D.B. & M. TO THE East Half (E ½) of the Southwest Quarter (SW ¼) of Section 1, Township 12 South, Range 65 East, M.D.B. & M.

## EXHIBIT "B"

APN: 08-281-04

Rice property purchase

The Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 17, and the East Half (E ½) of the Southeast Quarter (SE ¼) of Section 18; all in Township 10 South, Range 67 East, M.D.B. & M., Lincoln County, Nevada.

Specifically included in this conveyance is all of our right, title and interest in and to cattle grazing permits granted to us by virtue of our ownership in lands and waters.

The Breedlove Grazing Allotment number 11010, Las Vegas District of the B.L.M. in the Caliente Resource Area in Lincoln County, Nevada, described as follows:

BEGINNING at a point on the Cane Spring-Tule Unit line within the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 3, Township 10 South, Range 65 East, (Unsurveyed), this point being approximately ¼ mile Northeast of the Cane-Triangulation station; thence Southeasterly following main divide South of Hackberry area approximately 6 ¼ miles to a point within the approximate Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 28, Township 10 South, Range 66 East, (Unsurveyed); thence in a Southerly direction approximately 3 miles to the U.P. Railroad at Galt; thence southerly following said railroad to the approximate Southwest corner of Section 9, Township 11 South, Range 66 East (Unsurveyed); thence Easterly approximately 5 miles to the approximate Northeast corner of Section 18, Township 11 South, Range 67 East (Unsurveyed); this point being at the base of Mormon Mountain; thence Southerly following the base of said mountain approximately 8 ¾ miles to the approximate quarter corner common to Sections 20 and 21, Township 12 South, Range 67 East, (Unsurveyed); thence westerly approximately 16 ¾ miles.

This includes all pipelines, corrals, improvements, and waters, and any real property rights and/or grazing rights located within, or pertinent to the Breedlove Grazing Allotment located in Lincoln County, Nevada.

Also, grazing rights and privileges with the Bureau of Land Management in the Las Vegas District, Caliente resource area known as allotment #11034, or the Henrie Complex Allotment and Allotment #21021 or the Cottonwood Allotment. All rights are located in Lincoln County, Nevada.

## EXHIBIT "C"

APN: 08-150-001  
Jensen property purchase

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

### Parcel 1:

The Southwest Quarter (SW  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ); The West Half (W  $\frac{1}{2}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ); The East Half (E  $\frac{1}{2}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ); The Southeast Quarter (SE  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ), Section 11 Township 9 South, Range 67 East, M.D.B. & M.

### Parcel 2:

The Northwest Quarter (NW  $\frac{1}{4}$ ); The Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ), Section 14, Township 9 South, Range 67 East, M.D.B. & M.

### Water Rights

- a) Application #18419 and Application #23817/Certificate #6657, and Application #48491/Certificate #13250 to MEADOW VALLEY WASH CREEK, BLM right of way serial #41936, and PVC pipeline to point of diversion;
- b) Application #20212/Certificate #6030 and Application #31098/Certificate #9840 to underground water, existing well & pumps;
- c) Application #5461/Certificate #2017 to MEADOW VALLEY WASH CREEK
- d) Existing household well, 8" casing
- e) Any other water rights appurtenant thereto.

## EXHIBIT "D"

APN 08-151-03, 08-281-03, 08-281-05, 08-281-06, 08-281-07, 08-161-05, 08-161-7  
OLSON PROPERTY PURCHASE

PARCEL NO: 08-151-03

The E  $\frac{1}{2}$  of the NE  $\frac{1}{4}$ ; and the N  $\frac{1}{2}$  of the SE  $\frac{1}{4}$ , Section 22; the W  $\frac{1}{2}$  of the NW  $\frac{1}{4}$ , Section 23, all in Township 9 South, Range 67 East, M.D.B. & M.

Together with an easement for the purpose of driving and herding cattle over and across the adjacent property, granted by Sand Springs Potato Company, a limited partnership, recorded April 4, 1974, in Book 9, page 605, Official Records.

PARCEL NO: 08-281-03

The NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 19, the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 18, the N  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 19, all in Township 10 South, Range 67 East, M.D.B. & M.

PARCEL NO: 08-281-05, 08-281-06, 08-281-07

SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , Section 24, Township 10 South, Range 66 East, M.D.B. & M.

N  $\frac{1}{2}$  of Lot 2, N  $\frac{1}{2}$  SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ , N  $\frac{1}{2}$  NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , Section 19, Township 10 South, Range 67 East, M.D.B. & M.

PARCEL NO: 08-161-05

The E  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 27; the E  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 27, Township 9 South, Range 67 East, M.D.B. & M., in Lincoln County, Nevada.

PARCEL NO: 08-161-7

E  $\frac{1}{2}$  and the E  $\frac{1}{2}$  of the W  $\frac{1}{2}$ , Section 27, Township 9 South, Range 67 East, M.D.B. & M.

Together with an easement for the purpose of driving and herding cattle over and across the adjacent property, granted by Sand Springs Potato Company, a limited partnership, recorded April 4, 1974, in Book 9, Page 605, Official Records.

EXCEPTING THEREFROM that certain portion of land being a portion of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 27, Township 9 South, Range 67 East, M.D.B. & M., Lincoln County, Nevada, and further described as follows:

Beginning at the Southeast corner of this Parcel from which the Southeast corner of said Section 27, bears S 12° 52' 07" E, 1,575.55 feet;  
thence N 76° 13' W, 660.00 feet;

**EXHIBIT D  
(CONTINUED)**

thence N 13° 47' E, 660.00 feet;  
thence S 76° 13' E, 660.00 feet;  
thence S 13° 47' W, 660.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the E ½ of the SE ¼ of the NE ¼ of the SE ¼ of Section 27; the E ½ of the NE ¼ of the SE ¼ of the SE ¼ of Section 27, Township 9 South, Range 67 East, M.D.B. & M., in Lincoln County, Nevada.

TOGETHER WITH ANY AND ALL WATER RIGHTS APPURTENANT THERETO.  
TOGETHER with all tenements, hereditaments and appurtenances, including easements and all water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 08-231-01; 08-281-03; 08-161-05  
 b. 08-231-02; 08-281-05; 08-161-07  
 c. ~~08-458-004~~; 08-261-06; 08-281-04 08-151-01  
 d. 08-151-03; 08-281-07

RC

2. Type of Property:
- |   |  |
|---|--|
| a. <input type="checkbox"/> Vacant Land   | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse  | d. <input type="checkbox"/> 2-4 Plex         |
| e. <input type="checkbox"/> Apt. Bldg     | f. <input type="checkbox"/> Comm'l/Ind'l     |
| g. <input type="checkbox"/> Agricultural  | h. <input type="checkbox"/> Mobile Home      |
| <input checked="" type="checkbox"/> Other |  |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: TRANSFER TO OR FROM A TRUST WITHOUT CONSIDERATION.

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 [Handwritten Signature] Capacity: GRANTOR  
 Signature [Handwritten Signature] Capacity: GRANTEE

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: PAUL & LOU JEANNE LEWIS 2000  
 Address: P.O. BOX 16  
 City: MOAPA  
 State: NV. Zip: 89025

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Robert C. and Vivian C. Lewis 1990 Trust  
 Address: P.O. BOX 520  
 City: MOAPA  
 State: NV. Zip: 89025

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_