



OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N. No.:	011-110-18 and 011-110-20
R.P.T.T.	\$421.20
Escrow No.:	81670
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
WUE, INC., a Nevada Corporation	
P O Box 150	
Pioche, NV 89043	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **COX-STEWART ENTERPRISES, LLC**, a Nevada Limited Liability Company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **WUE, 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:

PARCEL 1:

That portion of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 10, Township 5 South, Range 60 East, M.D.B. & M., more particularly described as follows:

The Northwesterly 200 feet measured at right angles to and equidistant from the highway center line of State Highway 318 lying northerly and immediately adjacent to said State Highway 318 as described in that certain Deed to the State of Nevada for highway purposes by Cyril O. Bastian and Vilda Bastian, by Deed recorded March 25, 1948 in Book H-1 of Real Estate Deeds, page 208 as File No. 23762, Lincoln County, Nevada records.

EXCEPTING THEREFROM any portion of said land conveyed to Crystal Springs Ranch, Inc. by C.O. Bastian in Deed dated October 4, 1966 and recorded October 13, 1966 in Book N-1 of Real Estate Deeds, page 141 as File No. 44586, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 011-110-20

PARCEL 2:

TOWNSHIP 5 SOUTH, RANGE 60 EAST, M.D.B. & M.

Section 11: Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4)

EXCEPTING therefrom the portion of said land as conveyed to the State of Nevada by Cyril O. Bastian and Vilda Bastian in Deed recorded March 25, 1948 in Book H-1 of Real Estate Deeds, page 209 as File No. 23763, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 011-110-18

(One inch Margin on all sides of Document for Recorder's Use Only)

*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: December 16, 2019

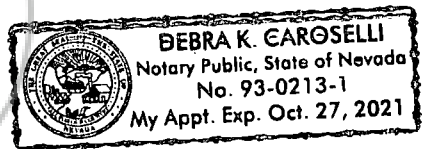
COX-STEWART ENTERPRISES, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: Monte Stewart, mgr
 MONTE STEWART
 Manager

 State of Nevada)
) ss.
 County of CLARK)

This instrument was acknowledged before me on the 20th day of December, 2019
 By: Monte Stewart, Manager

Signature: Debra K. Caroselli
 Notary Public
 Expiration Date: 10/27/2021



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 011-110-18
 b) 011-110-20
 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 \$108,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$108,000.00
 Real Property Transfer Tax Due: \$421.20

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 Monte Stewart, mgr Capacity Grantor
 MONTE STEWART, Manager

Signature _____ Capacity Grantee
 JOHN W. CHRISTIAN, President

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: COX-STEWART ENTERPRISES, LLC, a Nevada Limited Liability Company
 Address: 300 S. Fourth St., #701
 City: Las Vegas
 State: NV Zip: 89101

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: WUE, INC., a Nevada Corporation
 Address: P O Box 150
 City: Pioche
 State: NV Zip: 89043

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

Print Name: Cow County Title Co. Escrow #: 81670
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043

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Signature _____ Capacity Grantor
MONTE STEWART, Manager

Signature _____ Capacity Grantee
JOHN W. CHRISTIAN, President

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