

LINCOLN COUNTY, NV

**2020-158014**

\$37.00

RPTT:\$0.00 Rec:\$37.00

**01/21/2020 03:24 PM**

BINGHAM SNOW & CALDWELL

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**OFFICIAL RECORD**

AMY ELMER, RECORDER

E02

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

**APN#** 008-261-17

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/owner.aspx>)

**TITLE OF DOCUMENT**

(DO NOT Abbreviate)

**Grant, Bargain, Sale Deed**

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

**RECORDING REQUESTED BY:**

**Bingham Snow & Caldwell**

**RETURN TO: Name** Bingham Snow & Caldwell

**Address** 840 Pinnacle Court #202

**City/State/Zip** Mesquite, NV 89027

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

**Name** Virgin Valley Water District

**Address** 500 Riverside Road

**City/State/Zip** Mesquite, NV 89027

This page provides additional information required by NRS 111.312 Sections 1-2.

To print this document properly, do not use page scaling.

P:\Common\Forms & Notices\Cover Page Template Oct2017

Lincoln County Parcel No. 008-261-17

**RETURN RECORDING TO:**  
BINGHAM SNOW & CALDWELL  
840 Pinnacle Court, Suite 202  
Mesquite, Nevada 89027

**MAIL TAX STATEMENT TO:**  
Virgin Valley Water District  
500 Riverside Road  
Mesquite, NV 89027

**GRANT BARGAIN SALE DEED**

Lincoln County Investors, LLC for valuable consideration hereby grants, bargains, warrants, and conveys to Virgin Valley Water District, a political subdivision of Nevada, that certain real property situated in Lincoln County, Nevada described as follows:

See **EXHIBIT A**

TOGETHER WITH any and all tenements, hereditaments, appurtenances, mineral rights, and interests associated with the property and subject to any and all covenants, conditions, reservations, rights, rights of way, and easements now of record and associated with the property.

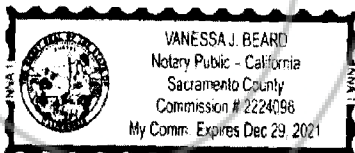
  
\_\_\_\_\_  
Brian Vail, Authorized Officer  
Lincoln County Investors, LLC

STATE OF CALIFORNIA

}ss.

COUNTY OF SACRAMENTO

Subscribed or acknowledged before me by Brian Vail, authorized officer of Lincoln County Investors LLC, on January 13, 2020



  
\_\_\_\_\_  
Notary Public

**EXHIBIT A**

A PORTION OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 71 EAST, MOUNT DIABLO BASE AND MERIDIAN, LINCOLN COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 89°08'17" E 2516.41 FEET ALONG THE NORTH LINE OF SAID SECTION 31 AND S 3°06'31" W 933.95 FEET ALONG THE EAST LINE OF GOVERNMENT LOT 6 OF SAID SECTION 31 AND N 86°53'04" W 253.64 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 31 AND RUNNING THENCE S 9°14'56" W 269.00 FEET; THENCE N 80°45'04" W 364.50 FEET; THENCE N 9°14'56" E 269.00 FEET; THENCE S 80°45'04" E 364.50 FEET, TO THE POINT OF BEGINNING.

CONTAINS 98,051 SQ FT OR 2.25 ACRES MORE OR LESS

TOGETHER WITH A WATER LINE EASEMENT:

BEGINNING AT A POINT N 89°08'17" E 2516.41 FEET ALONG THE NORTH LINE OF SAID SECTION 31 AND S 3°06'31" W 1042.03 FEET ALONG THE EAST LINE OF GOVERNMENT LOT 6 OF SAID SECTION 31 AND N 86°53'04" W 50.00 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 31 AND RUNNING THENCE N 88°30'31" W 216.01 FEET; THENCE N 9°14'56" E 20.18 FEET; THENCE S 88°30'31" E 213.85 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF MESQUITE HEIGHTS ROAD; THENCE S 3°06'31" W 20.01 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 008-261-17  
 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  
 Other

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

3. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 02  
 b. Explain Reason for Exemption: Transfer of title to a political subdivision of the State of Nevada.

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 Attorney for Grantee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Lincoln County Investors, LLC  
 Address: 1975 Village Center Circle Ste 140  
 City: Las Vegas  
 State: Nevada Zip: 89134

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Virgin Valley Water District  
 Address: 500 Riverside Road  
 City: Mesquite  
 State: Nevada Zip: 89027

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Bingham, Snow & Caldwell Escrow #: \_\_\_\_\_  
 Address: 840 Pinnacle Court Ste 202  
 City: Mesquite State: Nevada Zip: 89027