

A.P.N. No.:	011-110-01
R.P.T.T.	\$643.50
Escrow No.:	81756
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
C4 HOLDING,LLC, a Nevada Limited Liability Company	
2520 Saint Rose Parkway, Ste 218	
Henderson, NV 89074	



OFFICIAL RECORD
AMY ELMER, RECORDER

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 **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:

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

Section 3: Northeast Quarter (NE1/4) and the East Half (E1/2) of the Southeast Quarter (SE1/4)

EXCEPTING therefrom the portion of said land as conveyed 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.

FURTHER EXCEPTING THEREFROM the following described portion of said land, as 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, as follows:

That portion of the East Half (E1/2) of the Southeast Quarter (SE1/4) of said Section 3 lying easterly of the following described line, said line being approximate centerline of Old Hiko Highway:

- Commencing at the quarter section corner common to Sections 2 & 3;
- Thence South 42°42' West, 600.33 feet;
- Thence South 22°08' West 1267.66 feet;
- Thence South 52°29' West 540 feet to the East 1/16 line of said Section 3.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 011-110-01

***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: February 21, 2020

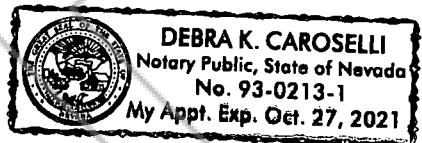
COX-STEWART ENTERPRISES, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: Monte Stewart
MONTE N. STEWART
Manager

State of Nevada)
County of CLARK) ss.

This instrument was acknowledged before me on the 24th day of February, 2020
By: MONTE N. 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) 011-110-01
- 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

\$165,000.00

Deed in Lieu of Foreclosure Only (value of Property) (_____)

Transfer Tax Value: _____ \$165,000.00

Real Property Transfer Tax Due: _____ \$643.50

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* Capacity Grantor
 MONTE N. STEWART, Manager

Signature _____ Capacity Grantee
 ERIC CHAN, Manager

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) 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

Print Name: C4 HOLDING, LLC, a Nevada Limited Liability Company
 Address: 2520 Saint Rose Parkway, Ste 218
 City: Henderson
 State: NV Zip: 89074

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

Print Name: Cow County Title Co. Escrow #: 81756
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043