

LINCOLN COUNTY, NV  
\$473.80  
RPTT:\$436.80 Rec:\$37.00  
FA NV DIRECT TITLE  
OFFICIAL RECORD  
AMY ELMER, RECORDER

2020-158263

04/16/2020 04:59 PM

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APN: 011-210-23  
Escrow No: 20002919-204-SBS  
Title No: 9015-2588771  
R.P.T.T: \$ 436.80

Recording Requested By: Stewart Title Company  
Mail Tax Statements To: *Same as below*  
When Recorded Mail To:  
SUNNYSIDE RANCH HOLDINGS, LP  
P.O. BOX 235  
LUND, NV 89317

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Clark Hardy and Lorna Hardy, as joint tenants does hereby Grant, Bargain, Sell and Convey to Sunnyside Ranch Holdings, LP, a Nevada limited partnership

all that real property situated in the County of Lincoln, State of Nevada, described as follows:

**For Legal Description, See Attached Exhibit "A", attached hereto and made a part hereof.**

SUBJECT TO:

1. Taxes for 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.

**See page 2 for signature of Grantor(s) and Notary Acknowledgment**

*Clark Hardy*

*Lorna Hardy*

Clark Hardy

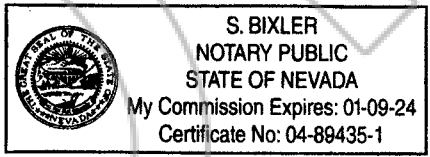
Lorna Hardy

State of Nevada }  
County of Clark } ss

This instrument was acknowledged before me on 4/15/2020

by: Clark Hardy and Lorna Hardy

\* Signature: *[Signature]*  
Notary Public



The land referred to herein below is situated in the County of Lincoln, State of Nevada, and described as follows:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON PARCEL MAP FOR QUAIL HILLS ESTATES, L.L.C. FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON MAY 5, 2003 IN BOOK B, PAGE 490 OF PLATS AS FILE NO. 120126 OF OFFICIAL RECORDS.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 011-210-23 \_\_\_\_\_
- 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 RECORDERS 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) \$112,000.00  
 Transfer Tax Value \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$112,000.00  
 \$ 436.80

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

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 Clark Hardy Capacity: Grantor Clark  
 Signature \_\_\_\_\_ Capacity: Grantee

**(GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Clark Hardy and Lorna Hardy  
 Address: 722 Turntable #15  
Mesquite NV 89027

**(GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Sunnyside Ranch Holdings, LP, a Nevada Limited Partnership  
 Address: P.O. Box 253  
Wend, NV 89317

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Stewart Title Company/Stacey Bixler Escrow #: 20002919-SBS  
 Address: 840 Pinnacle Court, Building 7, Suite B, Mesquite, NV 89027  
 City, State, ZIP Code

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

cto **FANV-DIRECT TITLE**  
 First American Title Insurance Company  
 2500 Paseo Verde Pkwy., Suite 120  
 Henderson, NV 89074