

After recording please return to:

Name: Cory Lytle- Lincoln County)
 Planning and Building)
 Address: PO Box 329)
 181 North Main Street)
 City, State, Zip: Pioche, Nevada 89043)
 Phone: 775-962-8071)
 APN: 013-030-45, 013-030-46, 013-030-47)
 013-019-03, 013-190-04, 013-190-05)
 013-190-19, 013-190-20, 013-190-21)
 013-190-22, 013-190-23, 013-190-24)
 013-190-25, 013-190-26)



OFFICIAL RECORD
AMY ELMER, RECORDER

E02

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ROAD DEDICATION AND GRANT DEED

IT WAS ACKNOWLEDGED THIS DAY:

That Nevada Land and Ranches ("Grantor"), a limited liability corporation, for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, convey, and dedicate to Lincoln County, a subdivision of the State of Nevada ("Grantee"), that certain real property located in the County of Lincoln, State of Nevada, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), together with all improvements thereon and all rights and privileges appurtenant thereto.

That the dedication is SUBJECT TO all non-delinquent real property taxes, special taxes and other assessments; all liens, encumbrances, easements, rights-of-way, covenants, conditions, restrictions, limitations, obligations and liabilities of record.

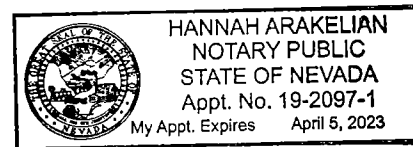
That Grantors' claims to title originate from a deed recorded as Document Number 2019-156216, in the Office of the County Recorder of Lincoln County, Nevada.

That Grantors convey the property TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS Grantors' hands this 30 day of January 2020.

Audrey Kennoch, Managing Member

STATE OF NEVADA)
) ss:
COUNTY OF LINCOLN)
 CLARK



This instrument was acknowledged before me on this 30 day of January, 2020 by Audrey Kennoch.

Hannah Arakelian
NOTARY PUBLIC

EXP: 4/5/2023

CERTIFICATE OF ACCEPTANCE

The County of Lincoln, State of Nevada, by and through the Board of County Commissioners, does certify that the County hereby accepts the "Property" as defined in the Road Dedication and Grant Deed to which this Certificate of Acceptance is attached. This acceptance is made pursuant to the authority of the Board of County Commissioners, which accepted the "Property" on the 17th of June, 2019 in regular meeting. Furthermore, the County hereby consents to the recordation of the Road Dedication and Grant Deed to which this Certificate of Acceptance is attached.

Dated: _____, 2020

COUNTY OF LINCOLN,
A subdivision of the State of Nevada

By: Varlin Higbee

Name: Varlin Higbee

Title: Chairman of the Board of Highway
Commissioners

STATE OF NEVADA)
) ss:
COUNTY OF LINCOLN)

This instrument was acknowledged before me on
this 6th day of April, 2020 by Varlin Higbee.

M. Howard
NOTARY PUBLIC

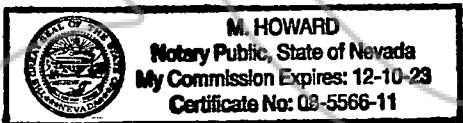


EXHIBIT A TO ROAD DEDICATION AND GRANT DEED

Portions of Gordena Lane and Mabel Trail

That certain real property located in the County of Lincoln, State of Nevada, more particularly described as follows:

That portion of Gordena Lane, approximately 3,850 feet in length and referenced in the following Parcel Maps:

Subsequent Parcel Map for Parcel 2 of Map of Division of Large Parcels, Plat Book B at Page 336, Document No. 115183 for Nevada Land and Ranches, LLC, Document No. 2019-156612; and as depicted on the west portion of Parcel 1 of said Subsequent Parcel Map, with a width of 60 feet and approximate length of 680 feet.

Subsequent Parcel Map for Parcel 3 of Map of Division of Large Parcels, Plat Book B at Page 336, Document No. 115183 for Nevada Land and Ranches, LLC, Document No. 2019-156613; and as depicted on the west portion of Parcel 1 and Parcel 2 of said Subsequent Parcel Map, with a width of 60 feet and approximate length of 700 feet.

Subsequent Parcel Map for Parcel 4 of Map of Division of Large Parcels, Plat Book B at Page 336, Document No. 115183 for Nevada Land and Ranches, LLC, Document No. 2019-156614; and as depicted upon said Subsequent Parcel Map, with a width of 60 feet and approximate length of 1,050 feet.

Parcel Map of Tract 1, Map of Division of Large Parcels, Plat Book B at Page 364 for Glenn P. Matney, Document No. 0141050; and conveyed to Nevada Land and Ranches per deed Document No. 2019-156216; and as depicted upon said Parcel Map, with a width of 40 feet and approximate length of 1,300 feet.

Parcel Map of Tract 2, Map of Division of Large Parcels, Plat Book B at Page 364 for Glenn P. Matney, Document No. 0141051; and conveyed to Nevada Land and Ranches per deed Document No. 2019-156216; and as depicted in the northeast portion of Parcel 1 of said Parcel Map, with a width of 40 feet and approximate length of 120 feet.

That portion of Mabel Trail, approximately 1,690 feet in length and referenced in the following parcel maps:

Parcel Map of Tract 2, Map of Division of Large Parcels, Plat Book B at Page 364 for Glenn P. Matney, Document No. 0141051; and conveyed to Nevada Land and Ranches per deed Document No. 2019-156216; and as depicted on the southern portions of Parcels 2,3 and 4 of said Parcel Map, with a width of 20 feet and approximate length of 890 feet.

Subsequent Parcel Map of Tract 4 of Map of Division of Large Parcels, Plat Book B at Page 364, Document No. 116018 for Nevada Land and Ranches, LLC, Document No.2019-156616; and as depicted on the northern portions of Parcels 1 and 2 of said Subsequent Parcel Map, with a width of 20 feet and approximate length of 890 feet.

Subsequent Parcel Map of Tract 3 of Map of Division of Large Parcels, Plat Book B at Page 364, Document No. 116018 for Nevada Land and Ranches, LLC, Document No. 2019-156615; and as depicted on the southern portion of Parcel 4 of said Subsequent Parcel Map, and to a point beyond the C2 curve wherein a #5 rebar is located, with a width of 20 feet and approximate length of 800 feet.

Subsequent Parcel Map of Tract 5 of Map of Division of Large Parcels, Plat Book B at Page 364, Document No. 116018 for Nevada Land and Ranches, LLC, Document No. 2019-156617; and as depicted on the northern portions of Parcels 2, 3 and 4 of said Subsequent Parcel Map, with a width of 20 feet and approximate length of 690 feet.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 013-030-45 thru 013-030-47
 b) 013-190-03 thru 013-190-05
 c) 013-190-19 thru 013-190-26
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input checked="" 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 type="checkbox"/> Other _____ | |

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

3. Total Value/Sales Price of Property \$ 0
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 2
 b. Explain Reason for Exemption: Transferring to Lincoln County

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 _____ Capacity _____
 Signature [Signature] for Lincoln County Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>NV Land & Ranches, LLC</u>	Print Name: <u>Lincoln County</u>
Address: <u>617 Edgebrook Dr.</u>	Address: <u>P.O. Box 329</u>
City: <u>LV</u>	City: <u>Pioche</u>
State: <u>NV</u> Zip: <u>89145</u>	State: <u>NV</u> Zip: <u>89043</u>

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____