

APN: 011-210-25, 011-210-18, 011-210-19, 011-210-24
Escrow No: 20002916-204-SBS
Title No: 9015-2588765
R.P.T.T: \$2,843.10

Recording Requested By: Stewart Title Company
Mail Tax Statements To: *Same as below*
When Recorded Mail To:
SUNNYSIDE RANCH HOLDINGS, L.P., A NEVADA
LIMITED PARTNERSHIP
HWY 318 SUNNYSIDE RANCH
LUND, NV 89317

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Timothy Blaine Mason and Yvonne Stewart Mason, Trustees of the T & Y Mason Family Trust dated December 4, 2013 as to Parcel 2 of Parcel A and Parcel 4 of Parcel B and Series L3 of The MAST LLC, a Series of Nevada Series Limited Liability Company as to Parcel 3 of Parcel A and Series L4 of The MAST LLC, a Series of a Nevada Series Limited Liability Company as to Parcel 3 of Parcel B

does hereby Grant, Bargain, Sell and Convey to Sunnyside Ranch Holdings, L.P., 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

The T & Y Mason Family Trust dated
December 4, 2013

Timothy Blaine Mason

By: Timothy Blaine Mason, Trustee

The T & Y Mason Family Trust dated
December 4, 2013

Yvonne Stewart Mason

By: Yvonne Stewart Mason, Trustee

Series L3 of The MAST LLC, a Series
of Nevada Series Limited Liability
Company

Timothy B. Mason

By: Timothy B. Mason, Managing
Member

Series L3 of The MAST LLC, a Series of
Nevada Series Limited Liability Company

Yvonne S. Mason

By: Yvonne S. Mason, Managing Member

Series L4 of The MAST LLC, a Series
of a Nevada Series Limited Liability
Company

Timothy B. Mason

By: Timothy B. Mason, Managing
Member

Series L4 of The MAST LLC, a Series of a
Nevada Series Limited Liability Company

Yvonne S. Mason

By: Yvonne S. Mason, Managing Member

State of *Nevada*

County of *Lincoln*

ss

This instrument was acknowledged before me on *May 8, 2020*

by: Timothy Blaine Mason and Yvonne Stewart Mason, Trustees and Timothy B. Mason and Yvonne S. Mason, Managers

* Signature: *Robin E. Simmers*
Notary Public



Exhibit A

Issuing Office File Number: 20002916-204 SBS

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

PARCEL A:

PARCEL OF LAND SITUATED WITHIN THE SE 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.M., LINCOLN COUNTY, STATE OF NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 2 AND 3, AS SHOWN ON PARCEL MAP FOR QUAIL HILLS ESTATES, L.L.C. FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON DECEMBER 12, 2000 IN BOOK B, PAGE 353 OF PLATS AS FILE NO. 115763 OF OFFICIAL RECORDS.

PARCEL B:

PARCEL OF LAND SITUATED WITHIN THE SE 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.M., LINCOLN COUNTY, STATE OF NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 3 AND 4, AS SHOWN ON SUBSEQUENT PARCEL MAP FOR QUAIL HILLS ESTATES, L.L.C. FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON MAY 05, 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) 011-210-25
- b) 011-210-18
- c) 011-210-19
- d) 011-210-24

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 Single Fam Res as to 011-21-025

Vacant land as to 011-210-18, 011-210-19 & 011-210-24

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) \$729,000.00
 Transfer Tax Value \$
 Real Property Transfer Tax Due: \$729,000.00
\$2,843.10

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 _____ Capacity: Grantor

Signature _____ Capacity: Grantee

**(GRANTOR) INFORMATION
(REQUIRED)**

Print Name: The Y & T Mason Family Trust & The Mast LLC, Series L3 and L4

Address: _____
P.O. Box 187
Alamo, NV 89001

**(GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Sunnyside Ranch Holdings, L.P., a Nevada limited partnership

Address: _____
HWY 318 Sunnyside Ranch
Lund, NV 89317

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

Print Name: Stewart Title Company/Stacey Bixler Escrow #: 20002916-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

C/O - FANV-Direct Title
 First American Title
 2500 Paseo Verde Pkwy., # 120
 Henderson, NV 89074

SFRM0071 (DSI Rev. 05/14/14)