

LINCOLN COUNTY, NV **2020-158673**
\$2,377.00
RPTT:\$2340.00 Rec:\$37.00 **06/25/2020 10:31 AM**
FA NV DIRECT TITLE Pgs=3 KE
OFFICIAL RECORD
AMY ELMER, RECORDER

APN: 011-192-01, 011-200-22
Escrow No: 20003022-204-SBS
Title No 9015-2588899
R.P.T.T: \$2,340.00

Recording Requested By: Stewart Title Company
Mail Tax Statements To: *Same as below*
When Recorded Mail To:
SUNNYSIDE RANCH HOLDINGS, L.P.
P.O. BOX 253
LUND, NV 89317

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Anhder Family Ranch, LLC, a Nevada limited liability company 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:

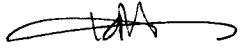
1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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

SELLERS:

**Anhder Family Ranch, LLC, a Nevada
limited liability company**



By: Mary Kathryn Anhder, Manager

**Anhder Family Ranch, LLC, a Nevada
limited liability company**



By: Don Farrell Anhder, III, Manager

**Anhder Family Ranch, LLC, a Nevada
limited liability company**

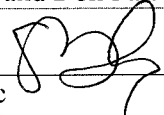


By: Lori Lee Anhder Pitt, Manager

State of Nevada }
County of Clark } ss

This instrument was acknowledged before me on 6-23-2020

by: Mary Kathryn Anhder and Don Farrell Anhder, III and Lori Lee Anhder Pitt, managers

Signature: 
Notary Public

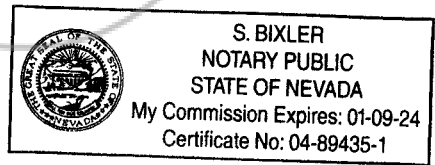


Exhibit A

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

PARCEL 1:

THE NORTHERLY 990 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B. & M.

PARCEL 2:

PARCEL 2 OF THAT CERTAIN PARCEL MAP FOR ANHDER FAMILY RANCH, LLC, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, STATE OF NEVADA, ON JUNE 18, 2020 AS INSTRUMENT NO. 2020-158644 OF OFFICIAL RECORDS.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 011-192-01
- b) 011-200-22
- 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) \$600,000.00
Transfer Tax Value \$
Real Property Transfer Tax Due: \$600,000.00
\$2,340.00

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 Don F. Anholder Capacity: Grantor
Signature _____ Capacity: Grantee

**(GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Anholder Family Ranch, LLC, a Nevada limited liability company
Address: 10655 W. Sahara # B200 Las Vegas, NV 89146

**(GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Sunnyside Ranch Holdings, L.P., a Nevada limited partnership
Address: P.O. Box 253 Lund NV 89317

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

Print Name: Stewart Title Company/Stacey Bixler Escrow #: 20003022-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