

APN: Water Rights Only
APN 012-040-22



OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Return To:
Mail Tax Statements To:
Lee's Angus Ranch, LLC
P.O. Box 123
Panaca, Nevada 89042

The undersigned hereby affirms that
there is no Social Security number
contained in this document

WATER RIGHTS QUITCLAIM DEED

THIS INDENTURE, made this 1 day of ^{May}~~March~~, 2020 by and between ROBERT MATHEWS, as a married man and SHANE MATHEWS, as a married man, as their sole and separate property and doing business as Mathews Farms, party of the First Part or GRANTOR and unto LEE'S ANGUS RANCH, LLC, a Nevada Limited Liability Company, organized and existing under the laws of the State of Nevada, party of the Second Part or GRANTEE.

WITNESSETH:

That the said party of the First Part, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to it in hand paid by said Second Party, the receipt whereof is hereby acknowledged, remise, release and forever quitclaim to the party in the Second Part, and to its successor trustees, administrators, executors, and assigns; all right, title and interest it may have in and to the following water right permits, certificates, and/or claims of vested rights, on file with the Nevada Division of Water Resources, and more particularly described in Exhibit A and incorporated herein by reference.

All rights, title and interest in the water rights permits and certificates described in Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD, all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the remainder and remainders, reversion and reversions, rents, issues and profits thereof unto the said Grantee, and to its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand this day and year in this instrument first above written.

Dated this 1 day of ~~March~~ ^{May}, 2020

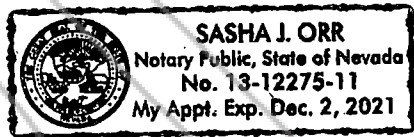
Robert J Mathews
Robert Mathews

Shane R Mathews
Shane Mathews

STATE OF NEVADA)
) SS.
COUNTY OF LINCOLN)

On the 1 of May 2020, personally appeared before me, a Notary Public, Robert Mathews personally known (or proved) to me to be the person whose name is subscribed to the above instrument and who acknowledge that he executed the above instrument freely and voluntarily and for the uses and purposes therein described.

Signature Sasha Orr
Notary Public



STATE OF NEVADA)
) SS.
COUNTY OF LINCOLN)

On the 5 of May 2020, personally appeared before me, a Notary Public, Shane Mathews personally known (or proved) to me to be the person whose name is subscribed to the above instrument and who acknowledge that he executed the above instrument freely and voluntarily and for the uses and purposes therein described.

Signature Sasha Orr
Notary Public

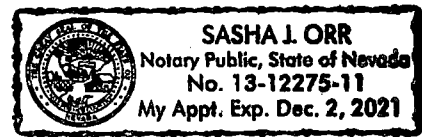


EXHIBIT "A"
Water Rights

Decree #, Permit / Certificate #	Source Description	Diversion Rate (cfs)	Acres	Duty (Acre-Feet)	Description
16435 / 5793	UNDERGROUND WELL NO. 4	0.0198	1.149	5.745	Portion SW1/4 SE1/4 Sec. 32, T.01S., R.68E. Within APN 010-040-22
16912 / 5794	UNDERGROUND LEE WELL NO. 5	0.0393	1.8	9.0	Portion SW1/4 SE1/4 Sec. 32, T.01S., R.68E. Within APN 010-040-22
V-04372	MEADOW VALLEY WASH	0.01	0.403	2.015	Portion SW1/4 SE1/4 Sec. 32, T.01S., R.68E. Within APN 010-040-22

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) NA
- 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
- Other Water Rights

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

3. Total Value/Sales Price of Property

\$ 1,000.⁰⁰

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

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due

\$ 3.⁹⁰

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 _____

Signature *Amy L* Capacity Owner/Manager

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Robert Mathews & Shane Mathews
 Address: Po Box 328
 City: Panaca
 State: Nevada Zip: 89042

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Lee's Angus Ranch LLC
 Address: Po Box 123
 City: Panaca
 State: Nevada Zip: 89042

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____