

LINCOLN COUNTY, NV **2021-159612**  
\$622.00  
RPTT:\$585.00 Rec:\$37.00 **02/12/2021 10:31 AM**  
MESQUITE TITLE COMPANY Pgs=2 KE  
**OFFICIAL RECORD**  
**AMY ELMER, RECORDER**

A.P.N.: 012-210-19 and 012-210-20  
Order No. 19668  
R.P.T.T. \$585.00  
**RECORDING REQUESTED BY:**  
Mesquite Title Company

**MAIL DOCUMENT & TAX STATEMENT TO:**  
Sunnyhill Farms, LLC  
PO Box 829  
Panaca, NV 89042

## GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
John D. Hunt, a single man

do(es) hereby GRANT, BARGAIN and SELL to  
Sunnyhill Farms, LLC, a Nevada limited liability company

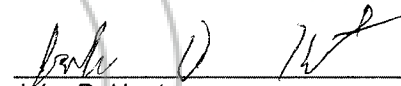
the real property situated in the County of Lincoln, State of Nevada, described as follows:

### SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

SUBJECT TO:  
1. Taxes for the current fiscal year.  
2. Covenants, conditions, restrictions, reservations, rights of way and easements of record.

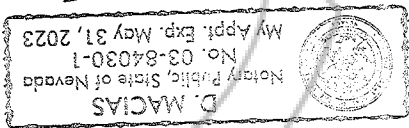
TOGETHER with all tenements, hereditaments and appurtenances thereunto belonging or appertaining.


Dated: Feb 11, 2021

  
\_\_\_\_\_  
John D. Hunt

STATE OF Nevada )  
  ) :ss.  
COUNTY OF Clark )

On the Feb 11, 2021, personally appeared before me, John D. Hunt, the signer of the within instrument who duly acknowledged to me that he/she executed the same.

D. Macias  
  
No.: 03-84030-1  
Expires: 5-31-23

  
\_\_\_\_\_  
NOTARY PUBLIC D. Macias  
My Commission Expires: 5-31-23

Escrow No: 19668

**EXHIBIT "A"**  
**Legal Description**

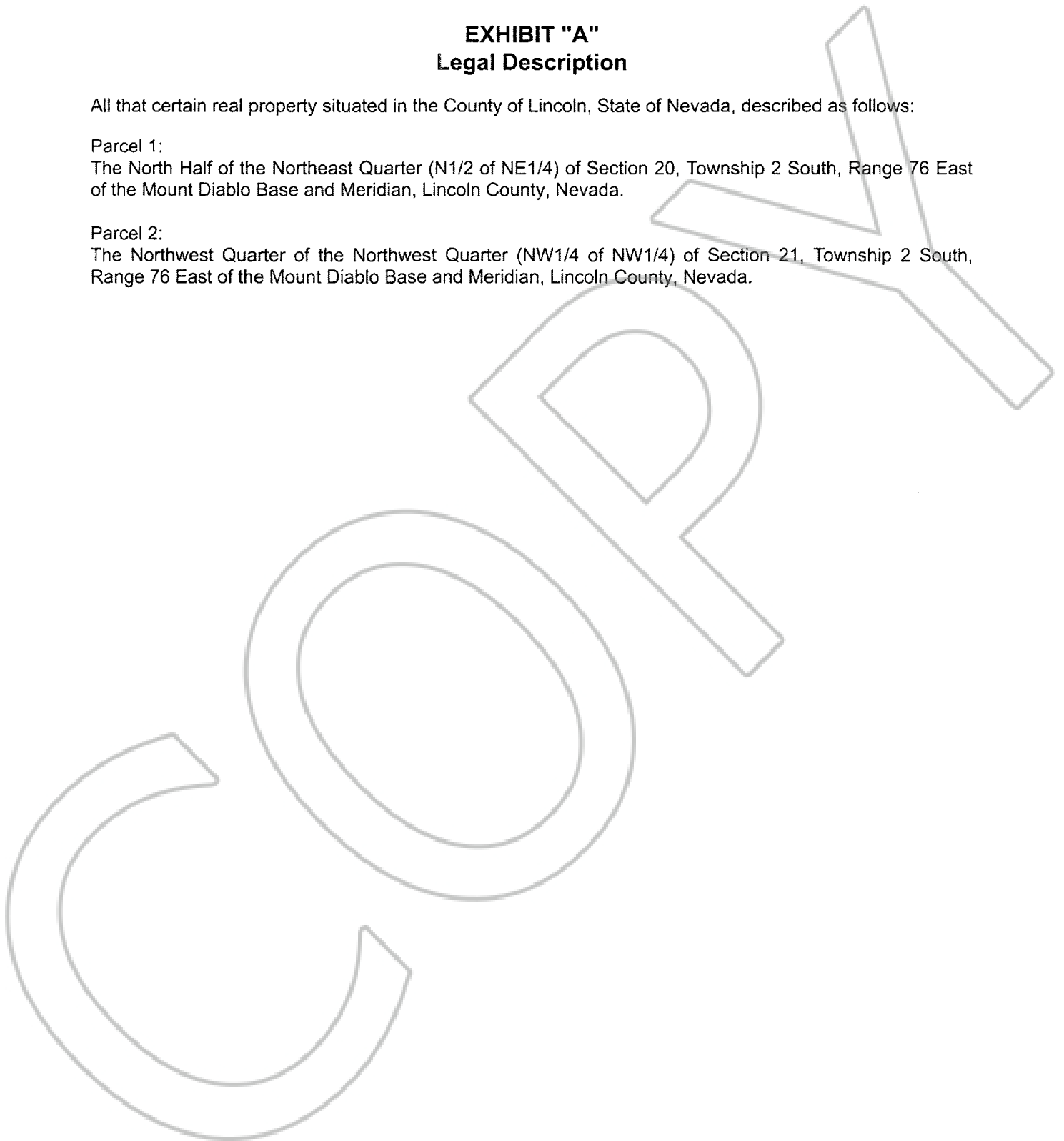
All that certain real property situated in the County of Lincoln, State of Nevada, described as follows:

Parcel 1:

The North Half of the Northeast Quarter (N1/2 of NE1/4) of Section 20, Township 2 South, Range 76 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

Parcel 2:

The Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section 21, Township 2 South, Range 76 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.



STATE OF Nevada  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 012-210-19 \_\_\_\_\_
- b) 012-210-20 \_\_\_\_\_
- 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

RECORDERS FOR OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: 150,000.00
- b. Deed in Lieu of Foreclosure Only(value of property): ( 0.00 )
- c. Transfer Tax Value: 150,000.00
- d. Real Property Transfer Tax Due \$585.00

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: 100%

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 [Signature] Capacity Grantor's Agent

Signature [Signature] Capacity Grantee's Agent

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

John D. Hunt

Print Name: By: D. Macias, Agt.

Address: 5948 Madre Mesa st

City: Las Vegas

State: Nevada Zip: 89108

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Sunnyhill Farms, LLC

Print Name: By: D. Macias, Agt.

Address: PO Box 829

City: Panaca

State: NV Zip: 89042

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

Print Name: Mesquite Title Company Escrow #: 19668

Address: 840 Pinnacle Ct. Building 3

City: Mesquite State: NV Zip: 89027

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)