

LINCOLN COUNTY, NV

2021-159638

\$37.00

RPTT:\$0.00 Rec:\$37.00

02/22/2021 10:14 AM

MESQUITE TITLE COMPANY

Pgs=5 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

A.P.N.: 012-210-19 & 012-210-20

Mail Document & Tax Statement to:

Name: **Sunnyhill Farms, LLC**

Address: **PO Box 829**

City/State/Zip: **Panaca, NV 89042**

PL668

GRANT, BARGAIN and SALE DEED

This document is being rerecorded to correct the Legal Description contained in the Grant, Bargain and Sale Deed recorded February 12, 2021 as Doc. No. 2021-159612 Official Records.

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

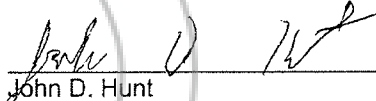
the real property situated in the County of Lincoln, State of Nevada, described as follows:

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.

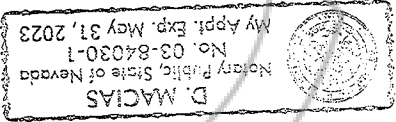
Dated: Feb 11, 2021




 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

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

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John D. Hunt, a single man

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SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

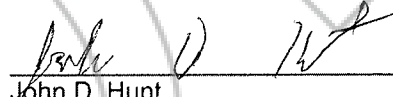
SUBJECT

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

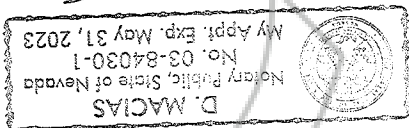
STATE OF Nevada)

:ss.

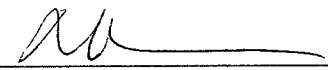
COUNTY OF Clark)

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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

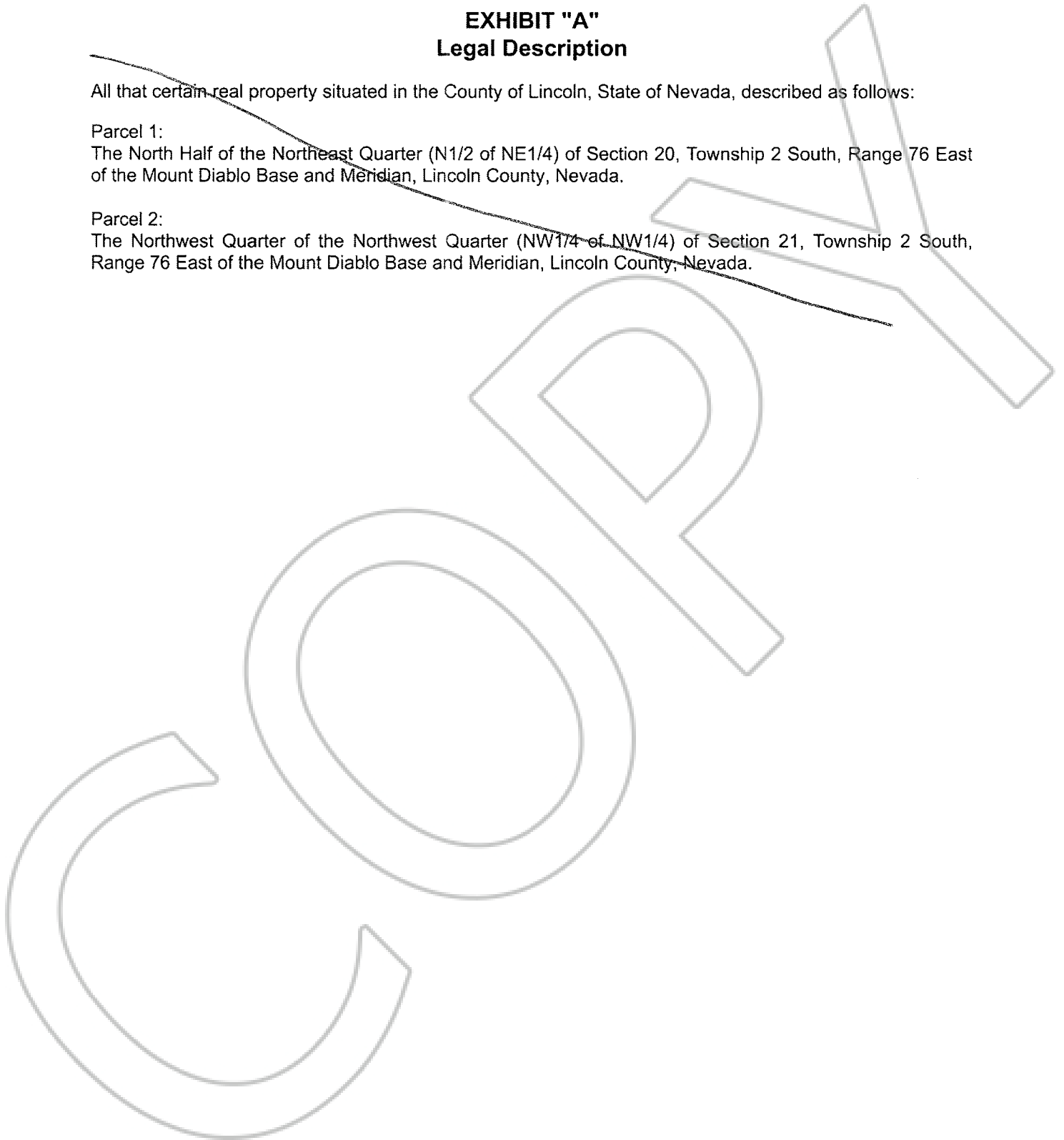
All that certain real property situated in the County of Lincoln, State of Nevada, described as follows:

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.



Escrow No: 19668

EXHIBIT "A"
Legal Description

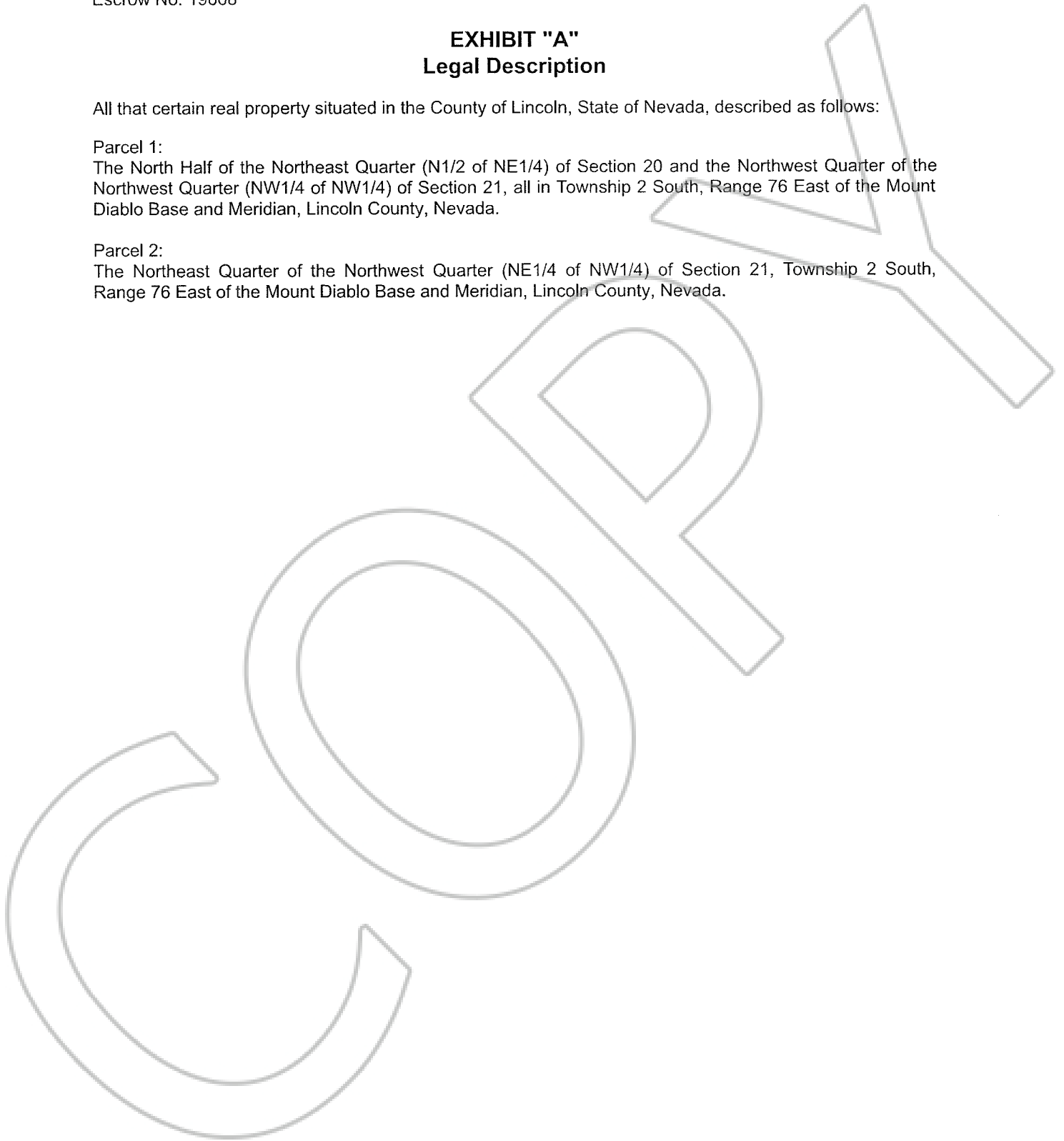
All that certain real property situated in the County of Lincoln, State of Nevada, described as follows:

Parcel 1:

The North Half of the Northeast Quarter (N1/2 of NE1/4) of Section 20 and the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section 21, all in Township 2 South, Range 76 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

Parcel 2:

The Northeast Quarter of the Northwest Quarter (NE1/4 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: \$0.00
- b. Deed in Lieu of Foreclosure Only(value of property): \$(0.00)
- c. Transfer Tax Value: \$0.00
- d. Real Property Transfer Tax Due \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: Exemption No. 03
- b. Explain Reason for Exemption: Given to correct a flaw in the Legal Description of Deed recorded as Doc. No. 2021-159612 of O/R

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: Robert C Sherratt, Agt.
Address: 5948 Madre Mesa st
City: Las Vegas
State: Nevada Zip: 89108

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Sunnyhill Farms, LLC

Print Name: By: Robert C Sherratt, 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