

LINCOLN COUNTY, NV

2021-161024

\$124.75

RPTT:\$87.75 Rec:\$37.00

08/23/2021 01:29 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 003-151-28

File No: 13896-2631631

Recording Requested by:
First American Title Insurance Company

When Recorded Mail To:
Battle Born Butcher Block, LLC
P.O. Box 277
Pioche, NV 89043

Signed in Counterpart

Grant, Bargain and Sale Deed

This page added to provide additional information required by NRS 111.312 Section 1-2

This cover page must be typed or printed clearly in black ink only.

A.P.N.: 003-151-28
File No: 13896-2631631 (TV)
R.P.T.T.: \$87.75

When Recorded Mail To: Mail Tax Statements To:
Battle Born Butcher Block, LLC
P.O. Box 277
Pioche , NV 89043

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The City of Caliente

do(es) hereby *GRANT, BARGAIN and SELL* to

Battle Born Butcher Block, LLC

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

A PORTION SITUATED WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 EAST, MOUNT DIABLO BASE AND MERIDIAN AND A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF THE PARCEL MAP OF USA PATENT NO. 27-2003-0046 A.K.A. LC DOC 2003-119813 FOR CITY OF CALIENTE INDUSTRIAL PARK RECORDED JULY 29, 2021 IN INSTRUMENT NO. 2021-160905 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

THIS DEED CONTAINS A DEED RESTRICTION MORE PARTICULARLY SET FORTH IN EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

COPY

EXHIBIT "A"
DEED RESTRICTION

Grantor and Grantee herein agree that for a period of twenty-four (24) months from the close of escrow should Grantee decide to sell or otherwise convey subject property, Grantor shall have the right but not the obligation to purchase property back from the Grantee at the same price, terms and conditions as the original purchase agreement. Any improvements or appurtenance associated with the property Grantee may have conducted to be conveyed as part of the sale back to the Grantor for no value or increase in sales price, all improvements to be conveyed with the property, free from all liens or charges.

BUYERS:

Battle Born Butcher Block LLC

Evelyn Stewart

By: Evelyn Stewart, Manager

SELLERS: THIS DEED CONTAINS A DEED RESTRICTION MORE PARTICULARLY SET FORTH IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The City of Caliente

Signed in Counterpart

By: Steve Rowe
Authorized Signer

EXHIBIT "A"
DEED RESTRICTION

Grantor and Grantee herein agree that for a period of twenty-four (24) months from the close of escrow should Grantee decide to sell or otherwise convey subject property, Grantor shall have the right but not the obligation to purchase property back from the Grantee at the same price, terms and conditions as the original purchase agreement. Any improvements or appurtenance associated with the property Grantee may have conducted to be conveyed as part of the sale back to the Grantor for no value or increase in sales price, all improvements to be conveyed with the property, free from all liens or charges.

BUYERS:

Battle Born Butcher Block LLC

Signed in Counterpart

By: Evelyn Stewart, Manager

SELLERS: THIS DEED CONTAINS A DEED RESTRICTION MORE PARTICULARLY SET FORTH IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The City of Caliente

Steve R. Rowe

By: Steve Rowe
Authorized Signer

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-151-28
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$22,038.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$22,038.00
- d) Real Property Transfer Tax Due \$87.75

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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

Signature: _____

Capacity: _____

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

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

Print Name: The City of Caliente

Print Name: Battle Born Butcher Block, LLC

Address: 100 Depot Avenue

Address: P.O. Box 277

City: Caliente

City: Pioche

State: NV Zip: 89008

State: NV Zip: 89043

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

First American Title Insurance

File Number: 13896-2631631 TV/ TV

Print Name: Company

Address: 10000 W Charleston Blvd, Suite 180

State: NV Zip: 89135

City: Las Vegas

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