

LINCOLN COUNTY, NV

2021-161661

\$37.00

RPTT:\$0.00 Rec:\$37.00

11/19/2021 01:23 PM

TITLE DEEDS & NEEDS, LLC

Pgs=3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E09

**APN NO: 011-210-27, 011-210-28 &
011-210-30**

**RECORDING REQUESTED BY:
Title Deeds & Needs, LLC**

**WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:
SUNNYSIDE RANCH HOLDINGS, LP
P.O. BOX 253
LUND, NV 89317**

**Affix RPTT: \$ Exempt. 9
File No. 21-346B**

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

PAMELA G. JENSEN, A WIDOW

For valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to

SUNNYSIDE RANCH HOLDINGS, LP

all that real property situated in the County of LINCOLN, State of Nevada, described as follows:

**FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE
A PART HEREOF.**

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.
3. Deed(s) of Trust of Record, if any

**GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT ATTACHED AS PAGE 2
HEREOF.**

WITNESS this 18 ^{November} day of ~~SEPTEMBER~~ 2021.

Pamela G. Jensen
PAMELA G. JENSEN

NOTARY ACKNOWLEDGMENT

ATTACHED TO:
Grant, Bargain, Sale Deed

STATE OF NEVADA) SS

COUNTY OF LINCOLN)

On November 18, 2021 before me, ASHLEY REMINGTON, a
Notary Public in and for said State, personally appeared:

PAMELA G. JENSEN

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature: _____

Ashley Remington
Signature of Officer

(NOTARY SEAL)

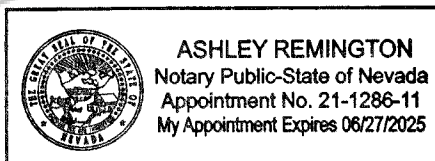


EXHIBIT "A"

PARCELS 4A, 4B AND 4D AS SHOWN ON THAT AMENDED SUBSEQUENT PARCEL MAP FOR CHERIE LEE COMER AND DAVID C. JOHNSON, TRUSTEE OF THE HUNTSMAN 1983 SURVIVOR'S TRUST DATED JANUARY 26, 1983, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON MARCH 05, 2008, IN BOOK C, PAGE 390 OF PLATS, AS FILE NO. 131073, LOCATED IN A PORTION OF SOUTHEAST ¼, SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) **011-210-27**
 b) **011-210-28**
 c) **011-210-30**
 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 _____

FOR RECORDER'S OPTIONAL USE ONLY

3. a) Total Value/Sales Price of Property \$ 0.00
 b) Deed in Lieu of Foreclosure Only (value of property) (_____)
 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 9
 b. Explain Reason for Exemption: Transfer to a business entity of which Grantor is 100% owner
 c.

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: *Pamela G. Jensen* Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Pamela G. Jensen
 Address: PO Box 253
 City: Lund
 State: NV Zip: 89317

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sunnyside Ranch Holdings, LP
 Address: PO Box 253
 City: Lund
 State: NV Zip: 89317

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

Print Name: **Title Deeds & Needs, LLC**
 Address: **PO Box 180**
 City, State & Zip: **Pioche, NV 89043**

File No. 21-346A

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED