

A.P.N.: 008-031-44; 008-031-45; 008-031-46;  
 008-031-47  
 Order No. 19974  
 R.P.T.T. \$702.00  
**RECORDING REQUESTED BY:**  
 Mesquite Title Company

**MAIL DOCUMENT & TAX STATEMENT TO:**  
 Rankin Ranches & Livestock, LLC  
 PO Box 458  
 Alamo, NV 89001

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
 Larry C. Connell and Dorothy F. Connell, A.K.A. Larry Connell and Dorothy Connell, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to  
 Rankin Ranches & Livestock, 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.

Date: 3-11, 2022

Larry C. Connell  
 Larry C. Connell

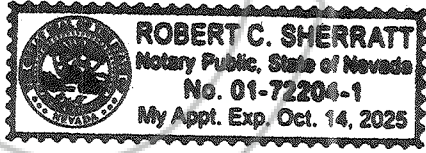
Dorothy F. Connell  
 Dorothy F. Connell

STATE OF Nevada )  
 ) ss.  
 COUNTY OF Clark )

On the 3-11, 2022, personally appeared before me, Larry C. Connell and Dorothy F. Connell, the signer(s) of the within instrument who duly acknowledged to me that he/she/they executed the same.

[Signature]  
 NOTARY PUBLIC

My Commission Expires:



Escrow No: 19974/RANKIN RANCH

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

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

Parcel 1:

Parcel One (1) shown by parcel map for Pahrnagat Valley Farms recorded June 7, 1985 as Document No. 82684, filed in Book A of Maps, Page 244 in the office of the County Recorder, Lincoln County, Nevada.

TOGETHER WITH a roadway easement for ingress, egress and utilities over the North 14 feet of the SE1/4 of the NW1/4 and over land conveyed by deeds recorded December 3, 1979 in Book 33, Page 600 & 604 and recorded March 3, 1980 in Book 35, Page 618; and the North 30 feet of the South Half of the Northeast Quarter (S1/2 of NE1/4) of said Section 8 as disclosed by a document recorded February 28, 1990 as Document No. 93414 in Book 89, Page 324 of Official Records.

Parcel 2:

Parcel Two (2) shown by parcel map for Pahrnagat Valley Farms recorded June 7, 1985 as Document No. 82684, filed in Book A of Maps, Page 244 in the office of the County Recorder, Lincoln County, Nevada

Parcel 3:

Parcel Three (3) shown by parcel map for Pahrnagat Valley Farms recorded June 7, 1985 as Document No. 82684, filed in Book A of Maps, Page 244 in the office of the County Recorder, Lincoln County, Nevada

Parcel 4:

Parcel Four (4) shown by parcel map for Pahrnagat Valley Farms recorded June 7, 1985 as Document No. 82684, filed in Book A of Maps, Page 244 in the office of the County Recorder, Lincoln County, Nevada

STATE OF Nevada  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 008-031-44 \_\_\_\_\_
- b) 008-031-45 \_\_\_\_\_
- c) 008-031-46 \_\_\_\_\_
- d) 008-031-47 \_\_\_\_\_

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: \$180,000.00
- b. Deed in Lieu of Foreclosure Only(value of property): ( 0.00 )
- c. Transfer Tax Value: \$180,000.00
- d. Real Property Transfer Tax Due \$702.00

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)

Larry C. Connell and Dorothy F. Connell

Print Name: By: R C Sherratt, Agt. \_\_\_\_\_  
Address: PO Box 644 \_\_\_\_\_  
City: Alamo \_\_\_\_\_  
State: Nevada Zip: \_\_\_\_\_

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Rankin Ranches & Livestock, LLC

Print Name: By: R C Sherratt, Agt. \_\_\_\_\_  
Address: PO Box 458 \_\_\_\_\_  
City: Alamo \_\_\_\_\_  
State: Nevada Zip: 89001 \_\_\_\_\_

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

Print Name: Mesquite Title Company \_\_\_\_\_ Escrow #: 19974 \_\_\_\_\_  
Address: 840 Pinnacle Ct. Building 3 \_\_\_\_\_  
City: Mesquite \_\_\_\_\_ State: NV Zip: 89027 \_\_\_\_\_

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