

LINCOLN COUNTY, NV

2022-162100

\$37.00

RPTT:\$0.00 Rec:\$37.00

03/24/2022 08:15 AM

MESQUITE TITLE COMPANY

Pgs=5 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

A.P.N.: 008-031-15; -63; -64 & -65

Mail Document & Tax Statement to:

**Rankin Ranches & Livestock
PO Box 458
Alamo, NV 89001**

19974

GRANT, BARGAIN AND SALE DEED

This document is being re-recorded to correct the Legal Descriptions and corresponding Assessor's Parcel Numbers of that certain Grant, Bargain and Sale Deed recorded March 14, 2022 as Document No. 2022-162041 of Official Records in the office of the County Recorder, Lincoln County, Nevada.

LINCOLN COUNTY, NV **2022-162041**
 \$739.00
 RPTT:\$702.00 Rec:\$37.00 **03/14/2022 04:40 PM**
 MESQUITE TITLE COMPANY Pgs=2 AK
OFFICIAL RECORD
 AMY ELMER, RECORDER

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.

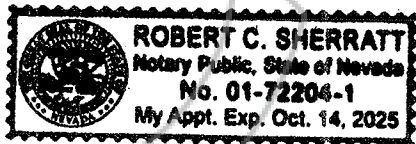
Date: 3-11, 2022

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

Escrow No: 19974/RANKIN

EXHIBIT "A"
Legal Description

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

Parcel 1:

A portion of Lot Three (3) shown by record of survey for John K. Wright recorded January 14, 1979 as Doc. No. 63522, filed in Book A of Maps, Page 144, lying within the South Half of the Northeast Quarter (S1/2 of NE1/4) of Section 8, Township 7 South, Range 61 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, described as follows:

COMMENCING at the East Quarter corner of said Section 8;
Thence North 89°55'00" West, a distance of 2251.04 feet to the True Point of Commencement; said point being the Southwest corner of Lot Two (2) of above said Record of Survey;
Thence continuing North 89°55'00" West, along the South line of said Record of Survey, distance of 385.14 feet to the Center Section corner of said Section 8;
Thence North 0°13'00" East, a distance of 1318.38 feet to the North line of the South Half of the Northeast Quarter (S1/2 of NE1/4), said point being the Northwest corner of this Parcel;
Thence South 89°19' 00" East, along said North line, a distance of 373.93 feet to the Northeast corner of this Parcel;
Thence South 0°16'00' East, a distance of 1318.38 feet to the True Point of Commencement.

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 Larry C. Connell & Dorothy F. Connell, recorded July 6, 1999 as Document No. 113019, filed in Book B of Maps, Page 214 in the office of the County Recorder, Lincoln County, Nevada.

EXCEPTING THEREFROM any portion lying within the existing roadway.

Parcel 3:

Parcel Three (3) shown by parcel map for Larry C. Connell & Dorothy F. Connell, recorded July 6, 1999 as Document No. 113019, filed in Book B of Maps, Page 214 in the office of the County Recorder, Lincoln County, Nevada.

EXCEPTING THEREFROM any portion lying within the existing roadway.

Parcel 4:

Parcel Four (4) shown by parcel map for Larry C. Connell & Dorothy F. Connell, recorded July 6, 1999 as Document No. 113019, filed in Book B of Maps, Page 214 in the office of the County Recorder, Lincoln County, Nevada.

EXCEPTING THEREFROM any portion lying within the existing roadway.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 008-031-15 _____
- b) 008-031-63 _____
- c) 008-031-64 _____
- d) 008-031-65 _____

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: Re-recording Doc. No. 2022-162041 of O/R to correct legal description & corresponding A.P.N.'s

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. & 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
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)