

Lincoln County Parcel No. 008-261-19

RETURN RECORDING TO:

VIRGIN VALLEY WATER DISTRICT
500 Riverside Road
Mesquite, NV 89027



OFFICIAL RECORD
AMY ELMER, RECORDER

E02

MAIL TAX STATEMENT TO:

VIRGIN VALLEY WATER DISTRICT
500 Riverside Road
Mesquite, NV 89027

GRANT BARGAIN SALE DEED

Lincoln County Investors, LLC for valuable consideration hereby grants, bargains, warrants, and conveys to Virgin Valley Water District, a political subdivision of Nevada, that certain real property situated in Lincoln County, Nevada described as follows:

See EXHIBIT A

TOGETHER WITH any and all tenements, hereditaments, appurtenances, mineral rights, and interests associated with the property and subject to any and all covenants, conditions, reservations, rights, rights of way, and easements now of record and associated with the property.



Brian Vail, Authorized Officer
Lincoln County Investors, LLC

STATE OF CALIFORNIA

}ss.

COUNTY OF SACRAMENTO

Subscribed or acknowledged before me by Brian Vail, authorized officer of Lincoln County Investors LLC, on _____

See attached

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sacramento)
On May 18, 2022 before me, Nicole Caviness, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Brian Vail
Name(s) of Signer(s)

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 of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT A

A PORTION OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 71 EAST, MOUNT DIABLO BASE AND MERIDIAN, LINCOLN COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 89°08'17" E 2516.41 FEET ALONG THE NORTH LINE OF SAID SECTION 31 AND S 3°06'31" W 955.85 FEET ALONG THE CENTERLINE OF MESQUITE HEIGHTS ROAD AND N 86°53'29" W 50.00 FEET FROM THE NORTH ¼ CORNER OF SAID SECTION 31, AND RUNNING THENCE S 3°06'31" W 270.55 FEET ALONG THE WESTERLY RIGHT OF WAY OF SAID MESQUITE HEIGHTS ROAD; THENCE N 80°45'04" W 233.76 FEET; THENCE N 9°14'56" E 269.00 FEET; THENCE S 80°45'04" E 204.82 FEET, TO THE POINT OF BEGINNING,

CONTAINS 58,989 SQ FT OR 1.35 ACRES MORE OR LESS

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 008-261-19
 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
 Other Well/Treatment

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 25,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 2
 b. Explain Reason for Exemption: Transfer to government entity.

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 General Manager

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lincoln County Investors, LLC
 Address: 2410 Fair Oaks Blvd. Ste 110
 City: Sacramento
 State: CA Zip: 95825

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Virgin Valley Water District
 Address: 500 Riverside Road
 City: Mesquite
 State: NV Zip: 89027

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____