LINCOLN COUNTY, NV

\$37.00

2022-162614

RPTT:\$0.00 Rec:\$37.00

06/29/2022 11:45 AM

MESQUITE TITLE COMPANY

Pgs=2 AK

A.P.N.: 012-120-02 Order No. 20024

R.P.T.T.: Exemption No. 03
RECORDING REQUESTED BY:

Mesquite Title Company

MAIL DOCUMENT & TAX STATEMENT TO:

Lee's Angus Ranch, LLC c/o L & B Farm & Cattle PO Box 905

Enterprise, UT 84725

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

CORRECTIVE GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Lee Angus LLC, a Nevada limited liability company A.K.A. Lee's Angus Ranch, LLC, a Nevada limited liability company

do(es) hereby GRANT, BARGAIN and SELL to Lee's Angus Ranch, LLC, a Nevada limited liability company

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: June 7 , 2022

Lee's Angus Ranch, LLC

Kerry Lee, Manager

Norma D. Lee, Manager

STATE OF Utah

:ss.

COUNTY OF Washington

On the June 7, 2022, personally appeared before me, Kerry Lee and Norma D. Lee, being duly sworn, did say that they are the Managers of Lee's Angus Ranch, LLC, and they acknowledged to me that this instrument was signed by them, with authority, on behalf of said Company.

REBECCA I. HUNT

NOTARY PUBLIC • STATE of UTAH

COMMISSION# 703766

COMM. EXP. 01-23-2023

My Commission Expires:

Escrow No: 20024

EXHIBIT "A" Legal Description

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

The West 13 2/3 rods of the following described property:

BEGINNING at a point 22 rods South of the Northeast corner of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section 4, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada;

Thence South 46 1/2 rods;

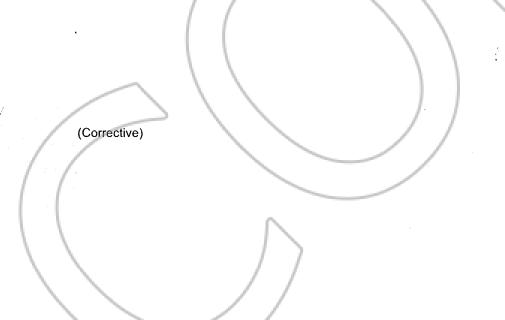
Thence West 41 rods;

Thence North 46 1/2 rods:

Thence East 41 rods to the Point of Beginning.

TOGETHER WITH the following water rights registered with the State of Nevada Division of Water Resources: Water Right Number(s): 3511c, 4462c, 5794c, 14827c, 17953c and 17954c.

ALSO TOGETHER with all U.S. Bureau of Land Management grazing privileges within the UVADA and BLACK HILLS allotment(s).



DECLARATION OF VALUE 1. Assessor Parcel Number(s) a) 012-120-02 b) c) d) 2. Type of Property: RECORDERS FOR OPTIONAL USE ONLY a. Vacant Land c. Condo. Twnhse b. Single Fam. Res. d. 2-4 Plex f. Comm'l/Ind'l e. Apt. Bldg Page: g. 🔽 Agricultural h. Mobile Home Date of Recording: Other Notes: 3. a. Total Value/Sales Price of Property: \$0.00 b. Deed in Lieu of Foreclosure Only(value of property): (0.00)\$0.00 c. Transfer Tax Value: d. Real Property Transfer Tax Due \$0.00 4. If Exemption Claimed: a. Transfer Tax Exemption, per NRS 375.090, EXEMPTION NO. 03 Section: b. Explain Reason for Exemption: To correct & clarify the name of the Grantee in GBSD recorded 04/15/2015 as Doc. No. 147310 of O/R 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 Capacity Grantor's Agent Signature Capacity Grantee's Agent **SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Lee's Angus Ranch, LLC Lee's Angus Ranch, LLC Print Name: By: Robert C Sherratt, Agt. Print Name: By: Robert C Sherratt, Agt. Address: PO Box 123 Address: PO Box 123 City: Panaca City: Panaca State: NV Zip:89042 State: NV Zip:84725 COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer) Print Name: Mesquite Title Company Escrow #: 20024 Address: 840 Pinnacle Ct. Building 3 City: Mesquite State: NV Zip: 89027

STATE OF Nevada