

APN: Water Rights Only

APN: 012-040-04

RPTT: \$3.90

MAIL DOCUMENT & TAX STATEMENT TO:

L & B Farm & Cattle, Limited Partnership  
PO Box 905  
Enterprise, UT 84725

LINCOLN COUNTY, NV

2022-162953

\$40.90

RPTT:\$3.90 Rec:\$37.00

08/30/2022 03:53 PM

MESQUITE TITLE COMPANY

Pgs=2 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

GRANT DEED FOR WATER RIGHT(S)

Lee's Angus Ranch, LLC and Norma D. Lee , a widow, Grantor(s), of Lincoln County, Nevada, hereby GRANT to

L & B Farm & Cattle, Limited Partnership, a Utah limited partnership, Grantee(s) of Washington County, Utah, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following Water Right(s) in Lincoln County, State of Nevada, to wit:

SEE ATTACHED EXHIBIT "A" WATER RIGHT(S) DESCRIPTION MADE A PART HEREOF.

WITNESS the hand(s) of said grantor(s), 08/25, 2022.

Lee's Angus Ranch, LLC

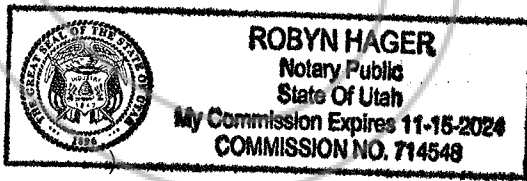
By: [Signature]  
Kerry Lee, Manager

[Signature]  
Norma D. Lee

By: [Signature]  
Norma D. Lee, Manager

STATE OF Utah )  
COUNTY OF Washington ) :ss.

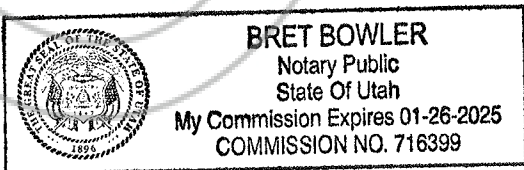
On the 8/25, 2022, personally appeared before me, Norma D. Lee, the signer of the within instrument, acknowledged to me that she executed the same.



[Signature]  
NOTARY PUBLIC  
My Commission Expires:

STATE OF Utah )  
COUNTY OF Washington ) :ss.

On the 8/25, 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.



[Signature]  
NOTARY PUBLIC  
My Commission Expires:

Attachment to that certain **Grant Deed for Water Right(s)** and made a part thereof.

**EXHIBIT "A"**

Water Right(s) located within Lincoln County, Nevada, described as follows:

Permit No. V-04371, Panaca Big Spring;

Permit No. V-04372, Meadow Valley Wash (remnant retained by Kenneth D. & Norma D. Lee);

Permit No. 4460, Certificate No. 1912 (Source - Meadow Valley Wash);

Permit No. 6683, Certificate No. 1850 (Source - Panaca Big Spring);

Permit No. 11973, Certificate No. 4462 (Source - Lee Well #1);

Permit No. 11992, Certificate No. 3511 (Source - Elbert Edwards Well);

Permit No. 16435, Certificate No. 5793 (remnant retained by Kenneth D. & Norma D. Lee);

Permit No. 16912, Certificate No. 5794 (Source - Lee Well No. 5) (remnant retained by Lee's Angus Ranch, LLC);

Permit No. 49320, (source 11973), Source Certificate 14827;

Permit No. 64991, (source 11973), Source Certificate No. 17953;

Permit No. 64992, (source 49320), Source Certificate No. 14827;

Permit No. 90620, (source 16912), Source Certificate No. 5794;

Permit No. 90621, (source 4460), Source Certificate No. 1912;

Permit No. 90622, (source 11973), Source Certificate 4462;

Permit No. 90623 (source 11992). Source Certificate No. 3511;

Permit No. 90624 (source 16435). Source Certificate No. 5793;

Permit No. 90625 (source 49320), Source Certificate No. 14827;

Permit No. 90626 (source 64991), Source Certificate No. 17953;

Permit No. 90627 (source 64992), Source Certificate 17954;

Permit No. 90628, Source Certificate V04371 (Source - Panaca Big Spring);

Permit No. 90629, Source Certificate V04372 (Source - Meadow Valley Wash, aka Condor Canyon).

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STATE OF Nevada  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) NA \_\_\_\_\_
- 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 Water Rights

RECORDERS FOR OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$1,000.00
- b. Deed in Lieu of Foreclosure Only(value of property): ( 0.00 )
- c. Transfer Tax Value: \$0.00
- d. Real Property Transfer Tax Due \$3.90

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)

Lee's Angus Ranch, LLC

Print Name: By: Robert C Sherratt, Agt.  
Address: PO Box 123  
City: Panaca  
State: NV Zip:89043

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

L & B Farm & Cattle, Limited  
Partnership

Print Name: By: Robert C Sherratt, Agt.  
Address: PO Box 905  
City: Enterprise  
State: UT Zip:84725

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

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

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