

After recording please return to: )  
Name: Alamo Industrial Complex, LLC )  
c/o Cannon Nevada )  
Address: 6435 S. Valley View Blvd., Ste. B )  
City, State, Zip: Las Vegas, NV 89118 )  
Assessor's )  
Parcel Number 004-170-06, 004-170-09, 004-170-10 )



OFFICIAL RECORD  
AMY ELMER, RECORDER

----Above This Line Reserved For Official Use Only----

**GRANT BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this 18th day of April, 2022, by and between LINCOLN COUNTY, a political subdivision of the State of Nevada, GRANTOR, and **ALAMO INDUSTRIAL COMPLEX, LLC**, a Nevada limited liability company, GRANTEE(S);

**WHEREAS**, Lincoln County is the owner of certain real property located in the Town of Alamo, County of Lincoln, State of Nevada, known as the Alamo Industrial Park;

**WHEREAS**, Lincoln County purchased the property known as the Alamo Industrial Park for the purpose of selling the land for economic development;

**WHEREAS**, Nevada Revised Statutes (“NRS”) 244.2815 authorize a board of county commissioners to sell certain real property for the purpose of economic development;

**WHEREAS**, the Lincoln County Board of County Commissioners approved Resolution 2022-03 on April 4, 2022, authorizing the sale of approximately 164 acres of the Alamo Industrial Park constituting three parcels (APN 004-170-06, 004-170-09, and 004-170-10) to the Alamo Industrial Complex, LLC for the purpose of economic development;

**WHEREAS**, Resolution 2022-03 included a Real Property Purchase Agreement setting forth the terms of the sell between Lincoln County and Alamo Industrial Complex, LLC, which Agreement was also executed on April 4, 2022;

**WITNESSETH:**

That the GRANTOR, in consideration of Ten Dollars (\$10), lawful money of the United States of America, and other good and valuable consideration, in hand paid by the GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the GRANTEE, and to their heirs and assigns, forever, all their right, title and interest in and to those certain lots, pieces and parcels of land situate in

Mount Diablo Meridian, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

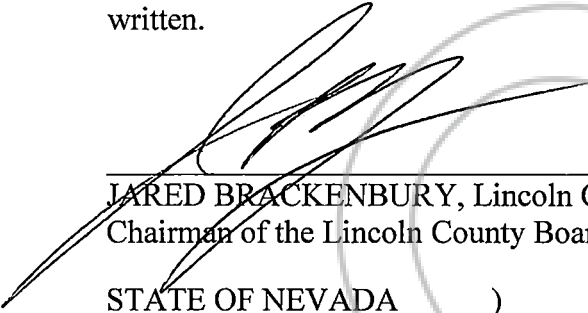
**APN 004-170-06, consisting of 128.78 acres;  
APN 004-170-09 consisting of 20.45 acres; and  
APN 004-170-10 consisting of 14.81 acres;**

**Which parcels are located within Sections 8 and 9 of Township 7 South and Range 61 East and are fully described in the Boundary Line Adjustment Map for Lincoln County Alamo Industrial Park, Document # 2022-162172, filed in the Lincoln County Records, and containing a total of approximately 164 acres.**

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, the said premises unto the GRANTEE, and to their heirs, executors, administrators, and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year first herein above written.

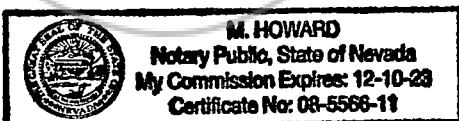
  
\_\_\_\_\_  
JARED BRACKENBURY, Lincoln County  
Chairman of the Lincoln County Board of County Commissioners

STATE OF NEVADA        )  
COUNTY OF LINCOLN    )

On this 18th day of April, 2022, JARED BRACKENBURY, Chairman of the Lincoln County Board of County Commissioners, personally appeared before me and proved to me to be the person and official named herein, and executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I hereunto set my hand and affixed my official seal in the said County of Lincoln, State of Nevada, the day and year herein above written.

  
\_\_\_\_\_  
NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 004-170-06
- b) 004-170-09
- c) 004-170-10
- 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 \_\_\_\_\_

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

3. Total Value/Sales Price of Property

\$ 196,800.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ 768.30

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 Chairman LLC BCC

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED) Linedin County

Print Name: Jared Brackenbury  
 Address: P.O. Box 90  
 City: Proche  
 State: NV Zip: 89043

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Alamo Industrial Complex LLC  
 Address: 1435 S. Valley View Blvd  
 City: Las Vegas  
 State: NV Zip: 89118

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

Print Name: Cannon Nevada Escrow #: \_\_\_\_\_  
 Address: 1435 S. Valley View Blvd  
 City: Las Vegas NV 89118 State: \_\_\_\_\_ Zip: \_\_\_\_\_