

LINCOLN COUNTY, NV

2022-163399

\$6,216.55

RPTT:\$6179.55 Rec:\$37.00 11/01/2022 04:23 PM

MESQUITE TITLE COMPANY

Pgs=8 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 012-170-10 SEE EXHIBIT "B"

Order No. 19981

R.P.T.T. #6,179.55

RECORDING REQUESTED BY:

Mesquite Title Company

MAIL DOCUMENT & TAX STATEMENT TO:

Mathews Farms

PO Box 328

Panaca, NV 89042

MAY BE EXECUTED IN COUNTER PARTS

### GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Robert J. Mathews, aka Robert Mathews and Carol L. Mathews, husband and wife; and Shane R. Mathews, aka Shane Mathew and Jenny R. Mathews, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to Mathews Farms, a Nevada general partnership

the real property situated in Lincoln County, Nevada, and described as follows:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

SEE EXHIBIT '3' FOR APN LIST

SEE EXHIBIT 'B' FOR WATER DETAIL

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: Oct. 28, 2022

Robert J Mathews  
Robert J. Mathews

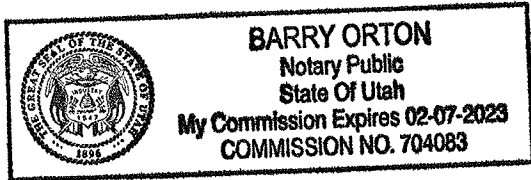
Carol L Mathews  
Carol L. Mathews

Shane R Mathews  
Shane R. Mathews

Jenny R Mathews  
Jenny R. Mathews

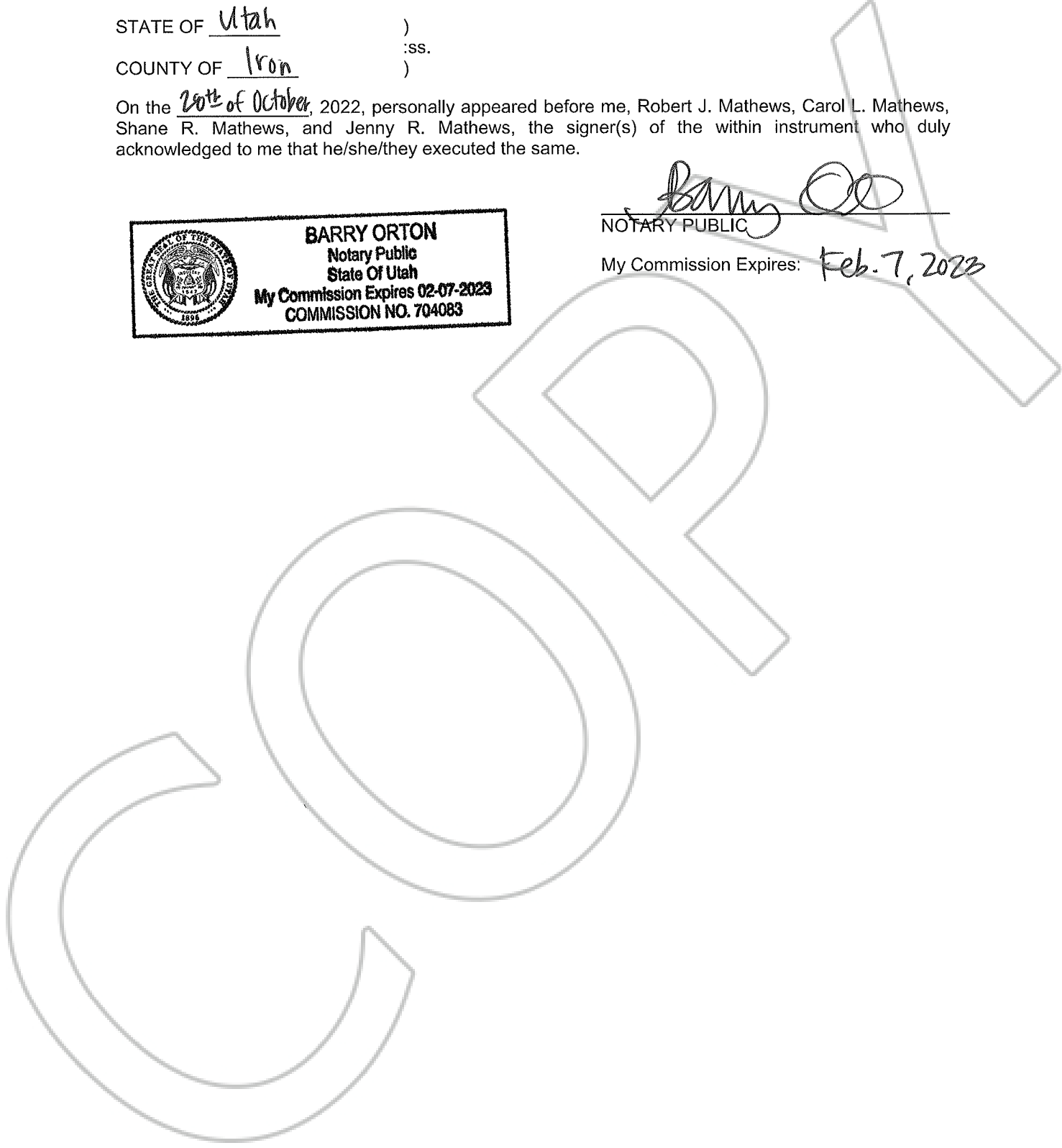
STATE OF Utah )  
 )  
COUNTY OF Iron )  
 )  
:ss.

On the 20<sup>th</sup> of October, 2022, personally appeared before me, Robert J. Mathews, Carol L. Mathews, Shane R. Mathews, and Jenny R. Mathews, the signer(s) of the within instrument who duly acknowledged to me that he/she/they executed the same.



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

My Commission Expires: Feb. 7, 2023



Escrow No: 19981

**EXHIBIT "A"**  
**Legal Description**

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

Parcel 1:

A parcel of land situated within the Southwest Quarter of the Northwest Quarter (SW1/4 of NW1/4) of Section 8, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian described as follows:

COMMENCING at the Northeast corner of the Southwest Quarter of the Northwest Quarter (SW1/4 of NW1/4) of said Section 8;  
Thence West 20 feet;  
Thence South 20 feet;  
Thence East 20 feet;  
Thence North 20 feet to the Point of Commencement.

Parcel 2:

The South Half of the Southeast Quarter of the Northwest Quarter (S1/2 of SE1/4 of NW1/4) of Section 8, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian.

EXCEPTING THEREFROM any portion lying within Nevada State Route 319 (Old Hwy 25) right-of-way.

TOGETHER WITH an easement and right-of-way, and incidentals thereto, for an underground irrigation pipeline as granted by Deed recorded July 9, 1971 in Book 2, Page 122 of Official Records.

Parcel 3:

The South Half of the Southwest Quarter of the Northeast Quarter (S1/2 of SW1/4 of NE1/4) of Section 8, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian.

EXCEPTING THEREFROM any portion lying within Nevada State Route 319 (Old Hwy 25) right-of-way.

TOGETHER WITH an easement and right-of-way, and incidentals thereto, for an underground irrigation pipeline as granted by Deed recorded July 9, 1971 in Book 2, Page 122 of Official Records.

Parcel 4:

The North Half of the Northwest Quarter of the Southeast Quarter (N1/2 of NW1/4 of SE1/4) of Section 8, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, (being identified as Assessor's Parcel No. 012-170-029) excepting therefrom the following three parcels;

EXCEPTING THEREFROM that certain parcel last conveyed by instrument recorded September 10, 2008 as Doc. No. 132583 in Book 244, Page 269 of Official Records, identified by Assessor's Parcel No. 012-170-34.

EXCEPTING THEREFROM all of Parcel One (1) as shown by parcel map recorded as Doc. No. 85081 in Book "B", Page 260 of Official Records, identified as Assessor's Parcel No. 012-170-27.

EXCEPTING THEREFROM a parcel of land situated within the North Half of the Northwest Quarter of the Southeast Quarter (N1/2 of NW1/4 of SE1/4) of Section 8, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, being identified as Assessor's Parcel No. 012-170-30, described as follows:

The South line of said parcel being in common with a portion of the North boundary line of that certain parcel last conveyed by instrument recorded September 10, 2008 as Doc. No. 132583 in Book 244, Page 269 of Official Records, identified by Assessor's Parcel No. 012-170-34, said South line being 1098 feet in length, more or less, running East - West;

The East boundary line of said parcel being in common with the West boundary line of Fractional Block 73 of the PANACA TOWN PLAT, recorded in Book "O", Page 583 of Official Records and identified as Assessor's Parcel No. 002-171-01, said East line being 426 feet in length, more or less, running North - South;

The North line of said parcel being parallel to and 426 feet North, more or less, from the South line of said parcel, being 1098 feet in length, more or less;

The West line of said parcel being parallel to and 1098 feet West, more or less, from the East line of said parcel, being 426 feet in length, more or less (being identified as Assessor's Parcel No. 012-170-30).

Parcel 5:

A parcel of land situated within the North Half of the Northwest Quarter of the Southeast Quarter (N1/2 of NW1/4 of SE1/4) of Section 8, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, being identified as Assessor's Parcel No. 012-170-30, described as follows:

The South line of said parcel being in common with a portion of the North boundary line of that certain parcel last conveyed by instrument recorded September 10, 2008 as Doc. No. 132583 in Book 244, Page 269 of Official Records, identified by Assessor's Parcel No. 012-170-34, said South line being 1098 feet in length, more or less, running East - West;

The East boundary line of said parcel being in common with the West boundary line of Fractional Block 73 of the PANACA TOWN PLAT, recorded in Book "O", Page 583 of Official Records and identified as Assessor's Parcel No. 002-171-01, said East line being 426 feet in length, more or less, running North - South;

The North line of said parcel being parallel to and 426 feet North, more or less, from the South line of said parcel, being 1098 feet in length, more or less;

The West line of said parcel being parallel to and 1098 feet West, more or less, from the East line of said parcel, being 426 feet in length, more or less (being identified as Assessor's Parcel No. 012-170-30).

Parcel 6:

All of Fractional Block 68 as shown by the PANACA TOWN PLAT, recorded in Book "O", Page 583 of Official Records.

Parcel 7:

All of Fractional Block 69 as shown by the PANACA TOWN PLAT, recorded in Book "O", Page 583 of Official Records.

Parcel 8:

All of Fractional Block 70 as shown by the PANACA TOWN PLAT, recorded in Book "O", Page 583 of Official Records.

Parcel 9:

All of Fractional Block 73 as shown by the PANACA TOWN PLAT, recorded in Book "O", Page 583 of Official Records.

Parcel 10:

A parcel of land located within the Southwest Quarter of the Southwest Quarter (SW4 of SW4) of Section 5 and the Northwest Quarter of the Northwest Quarter (NW4 of NW4) of Section 8 in Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, described as follows:

BEGINNING at a point on the East right-of-way of US Highway 93 from which the Southwest corner of said Section 5 bears S 88°07'04" W 375.39 feet to the Point of Beginning;

Thence North 02°52'26" East 492.05 feet to a rebar & cap stamped RE Fonger PLS 4235;

Thence South 87°01'12" East 133.11 feet;

Thence North 03°00'49" East 821.67 feet from which a reference monument bears N 02°58'22" E 20.00 feet;

Thence South 89°58'24" East 739.44 feet to the SW1/16th corner of said Section 5;

Thence South 0°18'20" East 1317.70 feet to the W1/16th corner of said Sections 5 & 8;

Thence South 0°06'26" East 844.06 feet to a fence;

Thence South 15°52'04" West 90.04 feet along said fence to a fence angle point;  
Thence South 24°55'13" West 422.37 feet to the 1/16th line;  
Thence North 89°54'18" West 815.24 feet to the US Highway 93 right-of-way;  
Thence North 02°58'19" East 1314.70 feet along said right-of-way;  
Thence North 03°45'13" East 12.44 feet to the Point of Beginning.

Parcel 11:

A parcel of land located within the Southeast Quarter of the Southwest Quarter of Section 5, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, described as follows:

BEGINNING at the W1/16th corner of Sections 5 & 8, from which the Southwest corner of said Section 5 bears S 89°58'19" East 1322.46 feet;  
Thence North 0°18'20" West 1317.70 feet to the NW1/16th corner;  
South 89°58'24" East 864.45 feet to the railroad right-of-way;  
Thence South 24°58'37" East 1453.30 feet along said right-of-way to the Section line common to Sections 5 & 8;  
Thence North 89°58'19" West 243.76 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion conveyed to Panaca Farmstead Water Association by Deed recorded August 30, 1995 as Doc. No. 103935 of Official Records.

Parcel 12:

In the NW1/4 of the SE1/4 and the SW1/4 of the SE1/4 and the NE1/4 of the SE1/4 and the SW1/4 of the NE1/4 of Section 5, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of the Southeast Quarter (NW1/4 of SE1/4) from which the Southwest corner of said Section 5 bears South 63°27'16" West 2945.56 feet;  
Thence North 0°25'47" West 379.72 feet to the abandoned U.P. Railroad right-of-way;  
Thence North 24°58'37" East 1034.54 feet along said right-of-way;  
Thence South 89°58'26" East 137.00 feet;  
Thence South 01°36'49" East 2127.57 feet;  
Thence South 89°40'35" West 505.00 feet to the N-S Center Section line of Section 5;  
Thence North 0°25'47" West 812.17 feet to the Point of Beginning.

ALSO:

BEGINNING at a point from which the Southwest corner of said Section 5 bears S 80°50'37" W 3186.76 feet;  
Thence North 01°36'49" East 2127.57 feet to the E-W Center Section line of said Section 5;  
Thence South 89°58'26" East 866.27 feet to a boundary fence;  
Thence South 07°35'06" West 2141.44 feet along said fence;  
Thence South 89°40'35" West 643.52 feet to the Point of Beginning.

ALSO:

BEGINNING at a point on the East right-of-way of the abandoned U.P. Railroad and the E-W Center Section line of said Section 5;  
Thence North 24°58'37" East 1451.58 feet to the North 1/16th Section line;  
Thence North 89°57'56" East 105.50 feet;  
Thence South 0°32'44" East 1316.27 feet;  
Thence North 89°58'26" West 705.90 feet to the Point of Beginning.

Parcel 13:

In the NW1/4 of the NE1/4 of Section 8, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada described as follows:

BEGINNING at the North Quarter corner of said Section 8, from which the Northwest corner of said Section 8 bears N 89°58'19" West 2644.92 feet;  
Thence South 89°58'19" East 1322.46 feet;  
Thence South 0°04'24" East 1317.15 feet;  
Thence South 89°54'15" West 1323.11 feet to the Center North 1/16th corner;  
Thence North 0°02'43" West 1315.59 to the Point of Beginning.

Parcel 14:

In the NE1/4 of the NW1/4 of Section 8, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, described as follows:

BEGINNING at the 1/16th corner between Section 5 & 8, from which the Northwest corner of said Section 8 bears N 89°58'19" W 1322.46 feet;  
Thence South 89°58'29" East 246.80 feet along said Section line to a fence;  
Thence South 19°11'44" West 84.21 feet along said fence;  
Thence South 15°54'00" West 421.75 feet along said fence;  
Thence South 15°53'05" West 373.01 feet along said fence to the W1/16th line;  
Thence North 0°06'26" West 844.06 feet along said W1/16th line to the Point of Beginning.

ALSO:

BEGINNING at a point on the U.P. Railroad right-of-way from which the Northwest corner of said Section 8 bears N 82°35'38" W 1752.05 feet;  
Thence South 89°58'19" East 246.53 feet;  
Thence South 0°04'40" East 989.83 feet;  
Thence North 89°54'19" West 277.20 feet;  
Thence North 0°05'33" West 923.16 feet to said railroad right-of-way;  
Thence North 24°55'13" East 73.14 feet along said right-of-way to the Point of Beginning.

Parcel 15:

All that portion of the East Half of the Northeast Quarter of the Northwest Quarter (E1/2 of NE1/4 of NW1/4) of Section 8 Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, being part of Patent No. 5942, lying North of the State Highway No. 25 right-of-way and East of the County road to Panaca Station Grounds, Patent No. 4639.

ALSO:

All that portion of the North Half of the Southeast Quarter of the Northwest Quarter (N1/2 of SE1/4 of NW1/4) of Section 8 Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, lying North of the State Highway No. 25 right-of-way and East of the County road to Panaca Station Grounds.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other minerals reserved by the State of Nevada in Patent recorded July 23, 1945 in Book G-1, Page 197 of Official Records.

Parcel 16:

The East Half of the Northeast Quarter (E1/2 of NE1/4) of Section 25, Township 2 South, Range 67 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

EXCEPTING THEREFROM that portion conveyed for railroad right-of-way;

ALSO EXCEPTING THEREFROM that portion lying Northwesterly of the railroad right-of-way;

FURTHER EXCEPTING THEREFROM that portion conveyed by Deed recorded September 19, 1979 as Doc. No. 65792 of Official Records.

Parcel 17:

The Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4) and the Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) of Section 19, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

ALSO:

The West Half of the Northwest Quarter (W1/2 of NW1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4) of Section 30, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

Parcel 18:

Parcel Two (2) shown by parcel map for Kenneth D. & Norma D. Lee, recorded May 22, 2000 as Doc. No. 114548, filed in Book B of Maps, Page 307 & 307 in the office of the County Recorder, Lincoln County, Nevada.

Parcel 19:

Parcel Two (2) shown by parcel map for N. Peter Horlacher recorded May 9, 2017 as Doc. No. 151739, filed in Book D of Maps, Page 232 in the office of the County Recorder, Lincoln County, Nevada.

Parcel 20:

Parcels Five, Six and Seven (5, 6 & 7) shown by parcel map for Lester C. & Lorene W. Mathews, recorded February 22, 1988 as Doc. No. 88303, filed in Book A of Maps, Page 284 in the office of the County Recorder, Lincoln County, Nevada.

Order No. 19981

EXHIBIT <sup>“B”</sup>

REMAINING ASSESSOR'S PARCEL NUMBERS

012-170-20, 012-170-19, 012-170-29, 012-170-30, 002-041-01, 002-051-01, 002-081-01, 002-171-01, 012-110-36 & 012-170-53, 012-110-31, 012-110-29, 012-170-16; 012-170-17, 012-170-13, 012-170-39, 012-220-07, 012-210-13, 012-040-20, 012-110-46, 012-110-33; -34 & -35

TOGETHER WITH ALL WATER RIGHTS OF EVERY KIND AND NATURE NOW OWNED OR  
HEREINAFTER ACQUIRED APPURTENANT THERETO INCLUDING BUT NOT LIMITED TO  
WATER RIGHT #'S: PERMIT #11723 CERTIFICATE #3534; PERMIT #11968 CERTIFICATE  
#4868; PERMIT #12249 CERTIFICATE #3790; PERMIT #13047 CERTIFICATE #4048;  
PERMIT #16435 CERTIFICATE #5793; PERMIT #16912 CERTIFICATE #5794; PERMIT  
#20154 CERTIFICATE #6328; PERMIT #24349 CERTIFICATE #7865; PERMIT #87098;  
PERMIT #87097; PERMIT #87096; PERMIT #87099; PERMIT #87100; PERMIT #88772;  
PERMIT #73439; PERMIT #73442; PERMIT #V04399; PERMIT #58578 CERTIFICATE  
#17736

BLM GRAZING PERMIT, ALLOTMENT #NV03213 ANTELOPE BASIN , 3278 AUM'S,  
AUTHORIZATION #2704008



STATE OF NV  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 012-170-10 \_\_\_\_\_
- b) REMAINDER ON EXH. "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

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

3. a. Total Value/Sales Price of Property:

\$1,584,016.00

b. Deed in Lieu of Foreclosure Only(value of property):

( 0.00 )

c. Transfer Tax Value:

\$1,584,016.00

d. Real Property Transfer Tax Due

\$6,179.55

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 \_\_\_\_\_ Capacity \_\_\_\_\_ Grantor's Agent \_\_\_\_\_  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee's Agent \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Robert J. & Carol L. Mathews and  
Shane R. & Jenny R. Mathews

Print Name: By: R C Sherratt, Agt.  
Address: PO Box 328  
City: Panaca  
State: NV Zip: 89042

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Mathews Farms, a Nevada general  
partnership

Print Name: By: R C Sherratt, Agt.  
Address: PO Box 328  
City: Panaca  
State: Nevada Zip: 89042

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

Print Name: Mesquite Title Company Escrow #: 19981  
Address: 840 Pinnacle Ct. Building 3  
City: Mesquite State: NV Zip: 89027

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

Order No. 19981

**EXHIBIT "B"**  
**REMAINING ASSESSOR'S PARCEL NUMBERS**

012-170-20, 012-170-19, 012-170-29, 012-170-30, 002-041-01, 002-051-01, 002-081-01, 002-171-01, 012-110-36 & 012-170-53, 012-110-31, 012-110-29, 012-170-16; 012-170-17, 012-170-13, 012-170-39, 012-220-07, 012-210-13, 012-040-20, 012-110-46, 012-110-33; -34 & -35

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