

APN: 006-081-05

RECORDING REQUESTED BY:
BOYCE & GIANNI, LLP
5890 S. Durango Drive, Suite 110
Las Vegas, Nevada 89113

WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:
M AND M COWLEY FAMILY LLC
P.O. Box 448
Panaca, Nevada 89042



OFFICIAL RECORD E09
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH:

That MIKE D. COWLEY and MARIBAH COWLEY, Trustees of the M AND M COWLEY FAMILY TRUST DATED NOVEMBER 2, 2022, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to M AND M COWLEY FAMILY LLC, a Nevada limited-liability company (Grantee's mailing address: P.O. Box 448, Panaca, Nevada 89042), all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE

Subject To: 1. Taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights of Way and Easements now of record.
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED this 2nd day of NOVEMBER, 2022.

M AND M COWLEY FAMILY TRUST DATED NOVEMBER 2, 2022

MIKE D. COWLEY, Trustee

MARIBAH COWLEY, Trustee

STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me on this 2nd day of November, 2022 by MIKE D. COWLEY and MARIBAH COWLEY, Trustees of the *M and M Cowley Family Trust*.

NOTARY PUBLIC

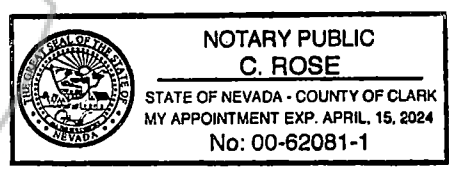


EXHIBIT "A"
Legal Description

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EIGHT ACRES (8) IN THE EAST HALF (E ½) OF THE FORTY ACRES KNOWN AS WILLOW AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE ¼ NE ¼) OF SECTION 23 (S23), TOWNSHIP THREE NORTH (T3N), RANGE SIXTY-NINE EAST (R69E), THENCE NORTH ALONG THE EAST BOUNDARY 1320 FEET TO THE NORTHEAST CORNER, THENCE WEST 264 FEET ALONG THE NORTH BOUNDARY, THENCE SOUTH 1320 FEET TO THE SOUTH BOUNDARY, THENCE EAST 264 FEET TO THE POINT OF BEGINNING BEING IN PATENT NO. 1048554.

ALSO ONE-FIFTH (1/5) OF THE WATER AND WATER RIGHTS TO WILLOW SPRINGS. SAID WILLOW SPRINGS BEING SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW ¼ NW ¼) OF SECTION 23 (S23), TOWNSHIP THREE NORTH (T3N), RANGE SIXTY-NINE EAST (R69E) M.D.B. & M., EVIDENCED BY CERTIFICATE NO. 1914, APPLICATION NO. 7866 ON FILE AND OF RECORD WITH THE STATE ENGINEER OF NEVADA AT CARSON CITY, NEVADA.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) **006-081-05**

2. Type of Property:
 a) Vacant Land b) Single Fam Res
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Com'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other

FOR RECORDER'S OPTIONAL USE ONLY

Doc./Inst. #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: Operating Agreement on File: AK

3. Total Value/Sales Price of Property: \$ N/A
 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 009
 b. Explain Reason for Exemption: **THIS IS A TRANSFER OF TITLE TO A BUSINESS ENTITY OWNED 100% BY GRANTOR WITH NO CONSIDERATION**

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: Attorney for Grantor
 Signature: [Signature] Capacity: Attorney for Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: M AND M COWLEY FAMILY TRUST
 Address: P.O. Box 448
 City: Panaca
 State: NV Zip: 89042

Print Name: M AND M COWLEY FAMILY LLC
 Address: P.O. Box 448
 City: Panaca
 State: NV Zip: 89042

COMPANY REQUESTING RECORDING (required if not seller or buyer)

Print Name: BOYCE & GIANNI, LLP
 Address: 5890 S. Durango Drive, Suite 110
 City, State, Zip: Las Vegas, Nevada 89113

Escrow #: N/A

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