

APN: 12-170-18

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, as to an undivided one-half (1/2) interest, 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

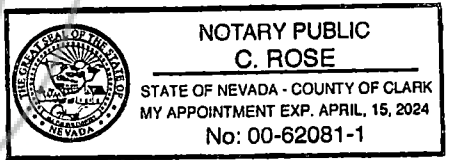
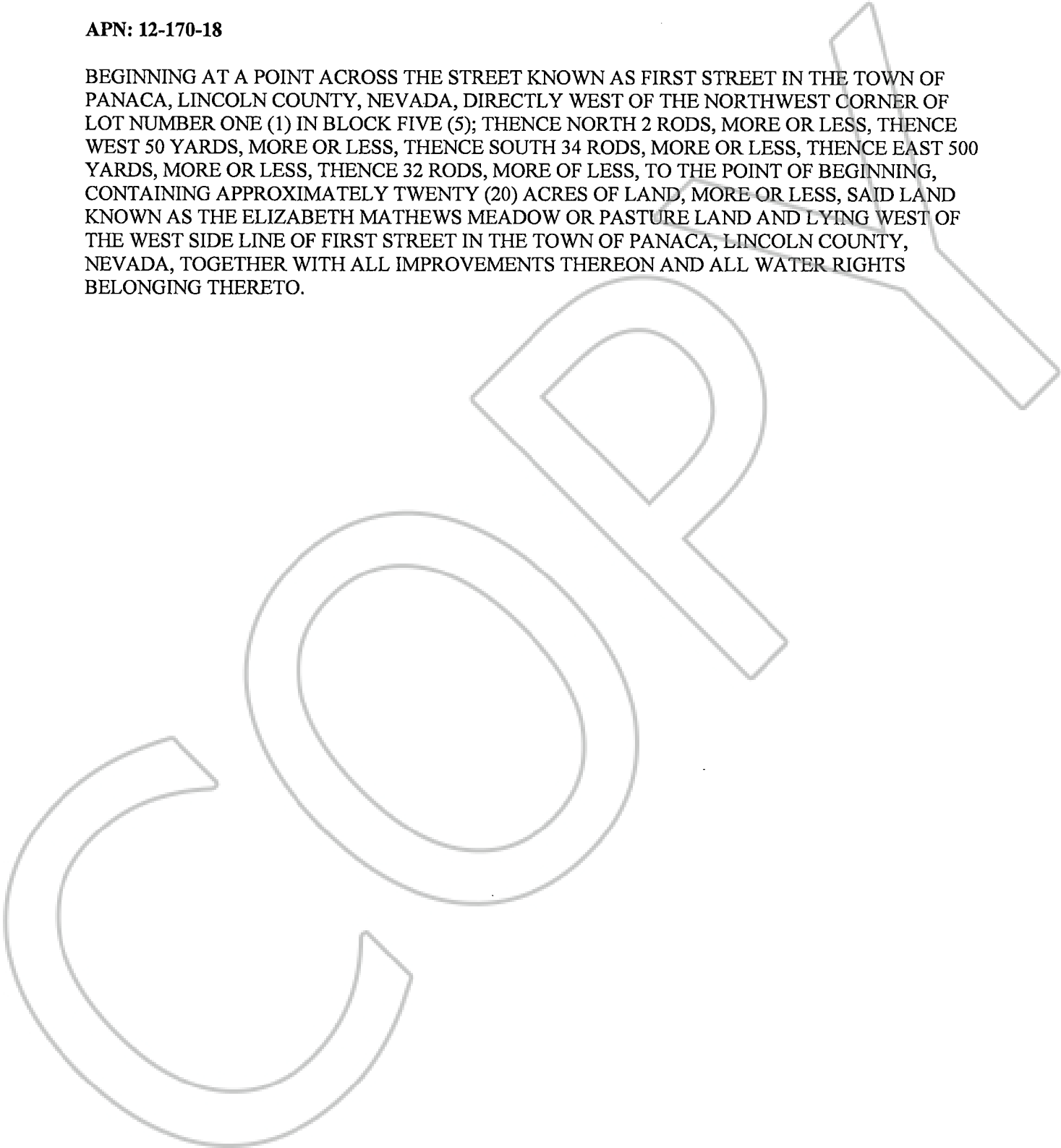


EXHIBIT "A"
Legal Description

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BEGINNING AT A POINT ACROSS THE STREET KNOWN AS FIRST STREET IN THE TOWN OF PANACA, LINCOLN COUNTY, NEVADA, DIRECTLY WEST OF THE NORTHWEST CORNER OF LOT NUMBER ONE (1) IN BLOCK FIVE (5); THENCE NORTH 2 RODS, MORE OR LESS, THENCE WEST 50 YARDS, MORE OR LESS, THENCE SOUTH 34 RODS, MORE OR LESS, THENCE EAST 500 YARDS, MORE OR LESS, THENCE 32 RODS, MORE OF LESS, TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY TWENTY (20) ACRES OF LAND, MORE OR LESS, SAID LAND KNOWN AS THE ELIZABETH MATHEWS MEADOW OR PASTURE LAND AND LYING WEST OF THE WEST SIDE LINE OF FIRST STREET IN THE TOWN OF PANACA, LINCOLN COUNTY, NEVADA, TOGETHER WITH ALL IMPROVEMENTS THEREON AND ALL WATER RIGHTS BELONGING THERETO.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) **12-170-18**

2. Type of Property:

a) <input type="checkbox"/>	Vacant Land	b) <input type="checkbox"/>	Single Fam Res
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Com'l/Ind'l
g) <input checked="" type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other		

FOR RECORDER'S OPTIONAL USE ONLY	
Doc./Inst. #:	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	<i>operating agreement on file</i>

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 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: *Mark D. Cowley* Capacity: Grantor

Signature: *Martina Cowley* Capacity: Grantee

<u>SELLER (GRANTOR) INFORMATION</u> (REQUIRED)		<u>BUYER (GRANTEE) INFORMATION</u> (REQUIRED)	
Print Name:	<u>M AND M COWLEY FAMILY TRUST</u>	Print Name:	<u>M AND M COWLEY FAMILY LLC</u>
Address:	<u>P.O. Box 448</u>	Address:	<u>P.O. Box 448</u>
City:	<u>Panaca</u>	City:	<u>Panaca</u>
State:	<u>NV</u> Zip: <u>89042</u>	State:	<u>NV</u> Zip: <u>89042</u>

COMPANY REQUESTING RECORDING (required if not seller or buyer)

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