

Lincoln County Parcel No. 008-261-21

**RETURN RECORDING TO:**  
VIRGIN VALLEY WATER DISTRICT  
500 Riverside Road  
Mesquite, NV 89027



00010292202201634570030039  
OFFICIAL RECORD  
AMY ELMER, RECORDER E02

**MAIL TAX STATEMENT TO:**  
VIRGIN VALLEY WATER DISTRICT  
500 Riverside Road  
Mesquite, NV 89027

**GRANT, BARGAIN, AND SALE DEED**

C&O Holdings, LLC for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to Virgin Valley Water District, a political subdivision of Nevada, that certain real property situated in Lincoln County, Nevada described as follows:

**See EXHIBIT A**

TOGETHER WITH any and all tenements, hereditaments, appurtenances, mineral rights, and interests associated with the property and subject to any and all covenants, conditions, reservations, rights, rights of way, and easements now of record and associated with the property.

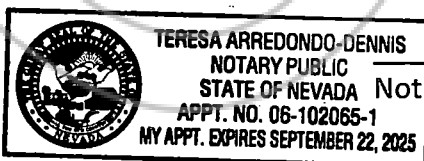
\_\_\_\_\_  
Lawrence D. Canarelli, Authorized Officer  
C&O Holdings, LLC

STATE OF Nevada )

ss.

COUNTY OF Clark )

Subscribed or acknowledged before me by Lawrence D. Canarelli, authorized officer of C&O Holdings, LLC, on November 3, 2022.

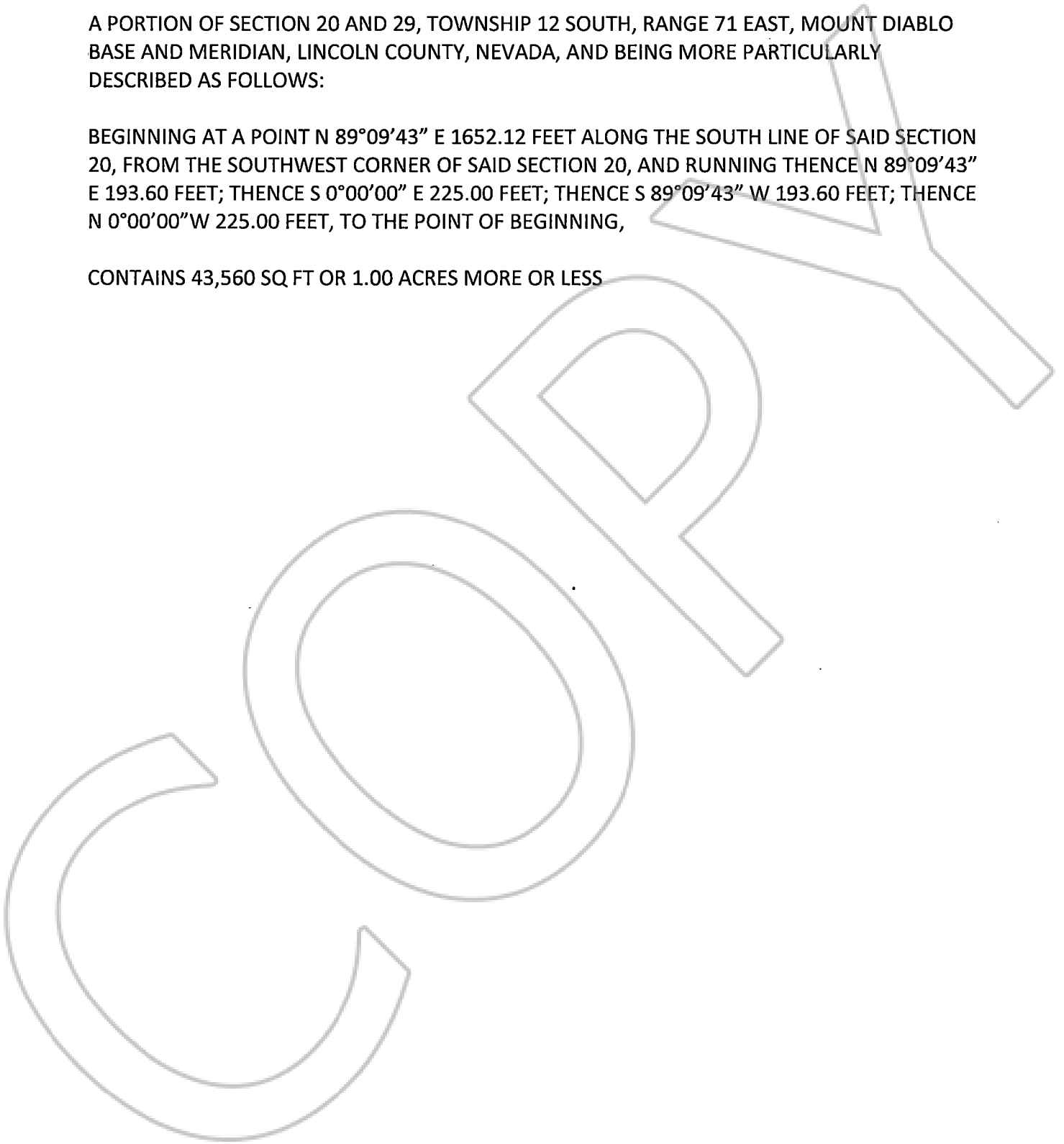


**EXHIBIT A**

A PORTION OF SECTION 20 AND 29, TOWNSHIP 12 SOUTH, RANGE 71 EAST, MOUNT DIABLO BASE AND MERIDIAN, LINCOLN COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 89°09'43" E 1652.12 FEET ALONG THE SOUTH LINE OF SAID SECTION 20, FROM THE SOUTHWEST CORNER OF SAID SECTION 20, AND RUNNING THENCE N 89°09'43" E 193.60 FEET; THENCE S 0°00'00" E 225.00 FEET; THENCE S 89°09'43" W 193.60 FEET; THENCE N 0°00'00" W 225.00 FEET, TO THE POINT OF BEGINNING,

CONTAINS 43,560 SQ FT OR 1.00 ACRES MORE OR LESS



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 008-261-21
- 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 Well/Pump House

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

3. Total Value/Sales Price of Property

\$ 20,000  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 2
- b. Explain Reason for Exemption: Transfer to Government Entity

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 General Manager

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

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

Print Name: CHO Holdings, LLC  
 Address: 10801 West Charleston Blvd Ste 170  
 City: Las Vegas  
 State: NV Zip: 89135

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

Print Name: Virgin Valley Water District  
 Address: 500 Riverside Road  
 City: Mesquite  
 State: NV Zip: 89027

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_