

APN: 011-192-11, 011-192-12 & 011-200-23
R.P.T.T: \$0.00 EXEMPT

LINCOLN COUNTY, NV	2022-163459
\$37.00	
RPTT:\$0.00 Rec:\$37.00	11/16/2022 04:26 PM
FNTG NCS (LAS VEGAS)	Pgs=6 AE
OFFICIAL RECORD	
AMY ELMER, RECORDER	E02

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE
WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENT TO:
LINCOLN COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF NEVADA
PO BOX 539
PIOCHE, NV 89043

ESCROW NO: 42051254-420-KAH

GRANT BARGAIN SALE DEED

THIS INDENTURE WITNESSETH: That Leadership Possibilities International, LLC, a Nevada limited liability company in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Lincoln County, a political subdivision of the State of Nevada all that real property situated in the County of Lincoln, State of Nevada, commonly known as 1536 Alamo West Rd Alamo, NV located (APN 011-192-11, 011-192-12 & 011-200-23) and bounded and described as follow:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
(hereinafter referred to as "Property").

Subject to:

1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.
3. Leadership Possibilities International LLC waives any right, including statutory and constitutional, including, but not limited to the rights pursuant to Article 1, Section 22 of the Nevada Constitution, NRS Chapter 244, or pursuant to any other statute, rule, or law, to repurchase the Property upon repayment of the purchase price; and further waives any right to notice of the County's use or sale of the same, and any right to object to such use or sale.
4. Any sale, transfer, assignment or disposal of the Property by Lincoln County whether or not to a non-profit or political or government subdivision shall be with consideration for fair market value, as determined by two independent appraisals pursuant to NRS 244.281 ("Appraisal Value"). Clark County, a political subdivision of the State of Nevada ("Clark County") shall be entitled to receive ninety-five percent (95%) of the net proceeds from the sale of the Property and Lincoln County shall receive five percent (5%) of the net proceeds from the sale of the Property. If there is a lessee on the Property, Lincoln County agrees not to sell the Property without the consent of Clark County, which consent shall not be unreasonably withheld. If Clark County does not consent to the sale, then Clark County, in its sole discretion, may determine the sale to be void. Additionally,

**Signed in
Counterparts**

if the Property is not sold, transferred, assigned or disposed of in accordance with this Section 4, then the sale by Lincoln County is void.

5. Upon termination of the Interlocal Agreement between Clark County and Lincoln County relating to this Property, Lincoln County shall sell this Property for fair market value as set forth in Section 4, above, and Clark shall be entitled to receive ninety-five percent (95%) of the sale price of the Property and Lincoln County shall receive five percent (5%) of the sale price of the Property.

6. If Lincoln County either a) fails to use the Property for the purposes set forth in the Interlocal Agreement between Clark County and Lincoln County relating to this Property or b) fails to continually operate the Property for any period of six (6) months or more, Lincoln County shall sell this property for fair market value as set forth in Section 4, above, and Clark shall be entitled to receive ninety-five percent (95%) of the net proceeds from the sale of the Property and Lincoln County shall receive five percent (5%) of the net proceeds from the sale of the Property. Notwithstanding conditions 4, 5 and 6 of this Grant Bargain and Sale Deed, and to the extent allowed by Nevada law, prior to any sale, transfer, assignment or disposal of the Property by Lincoln County, Lincoln County shall offer Clark County the first right to purchase the Property. To the extent allowed by Nevada law, should Clark County accept the offer to purchase, then the \$3,200,000.00 Clark County provided to Lincoln County pursuant to the Interlocal Agreement between Clark County and Lincoln County relating to this Property shall constitute the full purchase price and Clark County shall owe no additional monies to Lincoln County for this Property.

7. The provisions and restrictions in this deed can be removed, modified or amended by no person or entity other than Clark County.

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining including water rights associated with permit # 63238/Certificate # 16897 & permit # 67699/certificate # 16898.

Witness my/our hand(s) this 10th day of November 2022.

SELLERS:

Leadership Possibilities International, LLC, a Nevada limited liability company

Mark Mahoney
By: Mark Mahoney
Title: Manager

MARK MAHONEY

**Signed in
Counterparts**
David Brett Johnson
By: David Brett Johnson
Title: Manager

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Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining including water rights associated with permit # 63238/Certificate # 16897 & permit # 67699/certificate # 16898.

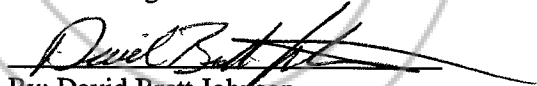
Witness my/our hand(s) this 12 day of November 2022.

SELLERS:

Leadership Possibilities International, LLC, a Nevada limited liability company

**Signed in
Counterparts**

By: Mark Mahoney
Title: Manager


By: David Brett Johnson
Title: Manager

DAVID BRETT JOHNSON

STATE OF Wisconsin)
) ss

COUNTY OF Dodge)

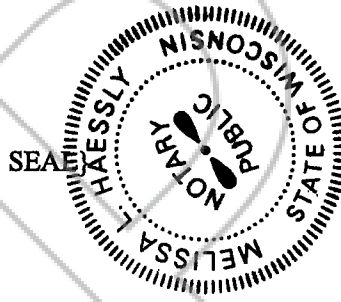
On the 10 day of November, 2022, before me the undersigned a Notary Public in and for said County and State, personally appeared Mark Mahoney, Manager of Leadership Possibilities International, LLC, a Nevada limited liability company, who acknowledged to me that he executed the above instrument.

WITNESS my hand and official seal.

Melissa L. Haessly

NOTARY PUBLIC in and for the said County and State

My Commission expires: 9-11-2024



MELISSA L. HAESSLY
EXP. 9-11-2024

STATE OF NEVADA)
) ss

COUNTY OF CLARK)

On the _____ day of November, 2022, before me the undersigned a Notary Public in and for said County and State, personally appeared David Brett Johnson, Manager of Leadership Possibilities International, LLC, a Nevada limited liability company, who acknowledged to me that he executed the above instrument.

WITNESS my hand and official seal.

SEAL}

NOTARY PUBLIC in and for the said County and State

My Commission expires: _____

STATE OF)
) ss
COUNTY OF)

On the ____ day of November, 2022, before me the undersigned a Notary Public in and for said County and State, personally appeared Mark Mahoney, Manager of Leadership Possibilities International, LLC, a Nevada limited liability company, who acknowledged to me that he executed the above instrument.

WITNESS my hand and official seal.

SEAL}

NOTARY PUBLIC in and for the said County and State

My Commission expires: _____

~~STATE OF NEVADA~~)
UTAH
~~COUNTY OF CLARK~~) ss
CLARK

On the 12 day of November, 2022, before me the undersigned a Notary Public in and for said County and State, personally appeared David Brett Johnson, Manager of Leadership Possibilities International, LLC, a Nevada limited liability company, who acknowledged to me that he executed the above instrument.

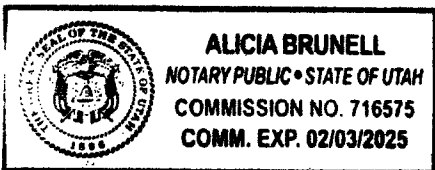
WITNESS my hand and official seal.

Alicia Brunell

SEAL}

NOTARY PUBLIC in and for the said County and State

My Commission expires: 2.3.2025



ALICIA BRUNELL
#716575
EXP. 2/3/2025

EXHIBIT "A"

PARCELS NO. 1 AND 2 AS SHOWN ON PARCEL MAP FOR JAN K. WADSWORTH AND KENNA W. COOPER, TRUSTEES OF THE KENNETH AND JERALDINE WADSWORTH 1972 TRUSTEE, DATED JANUARY 26, 1972, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA ON FEBRUARY 5, 1997, AS FILE NO. 108146, IN PLAT BOOK B, PAGE 19, LOCATED IN A PORTION OF THE EAST HALF (E ½) OF SECTION 31 AND A PORTION OF THE WEST HALF (W ½) OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B.&M.

ESCROW NUMBER: 42051254-420-KAH
PROPERTY ADDRESS: 1536 Alamo West Rd.
Alamo, NV 89001

A.P.N.: 011-192-11, 011-192-12 & 011-200-23



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 011-192-11
 b. 011-200-23
 c. 011-192-12
 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
 i. Other _____

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

3. a. Total Value/Sales Price of Property: \$ 3,200,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 3,200,000.00
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section 2
 b. Explain Reason for Exemption: Transfer to or from a Political Subdivision of the State of Nevada

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 Mick Mahoney Capacity Grantor
 Signature _____ Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Leadership Possibilities International, LLC, a Nevada limited liability company
 Address: W280 N3535 Taylor Woods Rd.
 City: Pewaukee
 State: WI Zip: 53072

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Lincoln County, a Political Subdivision of the State of Nevada
 Address: P.O. Box 90
 City: Pioche
 State: NV Zip: 89043

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Fidelity National Title Group Escrow No.: 42051254-420-KAH
 Address: 6385 S Rainbow Blvd, Suite 130
 City, State, Zip: Las Vegas, NV 89118

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED