

511

Adj. to APN: 003-21-003

AFTER RECORDING RETURN TO:
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
ATTN: STAFF SPECIALIST, ACQ.
1263 S. STEWART ST.
CARSON CITY, NV. 89712

MAIL TAX STATEMENTS TO:
RIGHT-OF-WAY DIVISION
1263 S. STEWART ST.
CARSON CITY, NV 89712

LEGAL DESCRIPTION PREPARED BY:
GREGORY A. BIGBY, P.L.S.
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
1263 S. STEWART ST.
CARSON CITY, NV. 89712

Project No.: TAP-0317(004)
E.A.: 74234
Parcels: S-317-LN-019.661
S-317-LN-020.803

LINCOLN COUNTY, NV	2023-164258
\$37.00	
RPTT:\$0.00 Rec:\$37.00	05/02/2023 02:43 PM
COW COUNTY TITLE CO.	Pgs=5 AK
OFFICIAL RECORD	
AMY ELMER, RECORDER	E02

DEED

THIS DEED, made this 14th day of MAY, 2022
between RAINBOW LAND & CATTLE COMPANY, LLC., a Limited Liability Company,
hereinafter called GRANTOR, and the STATE OF NEVADA, acting by and through its
Department of Transportation, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00),
lawful money of the United States of America, and other good and valuable consideration, the
receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sale
unto the GRANTEE and to its assigns forever, for those purposes as contained in Chapter 408
of the Nevada Revised Statutes, all that certain real property of GRANTOR, said real property,
excepting and reserving, to the GRANTOR, heirs, executors, administrators, successors and
assigns any and all water rights appurtenant to said real property described on Exhibit "A"
attached hereto and made a part hereof.


TOGETHER with all and singular the tenements, hereditaments and appurtenances
thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder
and remainders, rents, issues and profits thereof; with the exception of any and all
reservations as are previously hereinabove expressly excepted from this conveyance.

To hereby waive, with full knowledge, that a public highway and the necessary incidents thereto are to be located upon, over and across the lands hereinabove described, any claim for any and all damages to the remaining adjacent lands and property of the GRANTOR by reason of the location, construction, landscaping and maintenance of said highway and appurtenances in said location.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to any heirs, successors and assigns forever.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

RAINBOW LAND & CATTLE COMPANY, LLC., a Limited Liability Company

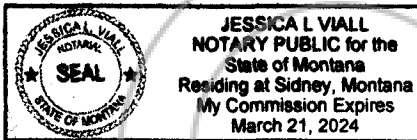


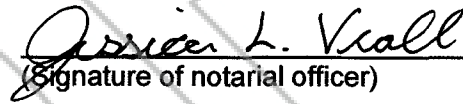
JOHN H. HUSTON

8 [✓] MT
State of ~~Nevada~~
County of Richland

This instrument was acknowledged before me on May 12, 2022 by JOHN H. HUSTON as Managing Member of RAINBOW LAND & CATTLE COMPANY, LLC., a Limited Liability Company.

S
E
A
L





(Signature of notarial officer)
Notary Public

(Title and rank (optional))

D21-13
Legal Description verified against
Right-of-Way Plans 770 (Agent's Initials)

LEGAL DESCRIPTION PREPARED BY:
GREGORY A. BIGBY, P.L.S.
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
1263 S. STEWART ST.
CARSON CITY, NV 89712

EXHIBIT "A"
LEGAL DESCRIPTION

Adj. to APN: 003-210-03
Project: TAP-0317(004)
E.A.: 74234
Parcels: S-317-LN-019.661
S-317-LN-020.803

S-317-LN-019.661

Situate, lying and being in the County of Lincoln, State of Nevada, and more particularly described as being a portion of Government Lot 1 of Section 19, T. 4 S., R. 67 E., M.D.M., lying within the right-of-way of SR-317, a portion of Government Lot 1 of Section 19, and more fully described as follows:

Being a parcel or strip of land 40.00 feet in width, beginning at the intersection of the centerline of said SR-317 and the south lot line of said Government Lot 1 at Highway Engineer's Station "X" 1097+90.95 P.O.T., said point of beginning further described as bearing S. 17°03'49" E. a distance of 1,389.08 feet from a 3.25 inch BLM brass cap on a 3 inch pipe accepted as being the northwest corner of said Section 19, described as being a brass cap 3 ins. diam., mkd.: "T4S R66E R67E S13|S18/S24|S19 1994" in the field notes as referenced in that certain AMENDED RECORD OF SURVEY for Rainbow Canyon Ranch, LLC. filed on February 2, 2000 as Document No. 113940 in Book Plat B, Page 284 in the Official Records of Lincoln County, Nevada;

thence along said centerline to the point of ending at Highway Engineer's Station "X" 1100+15.00 P.O.T.; said point of ending further described as bearing S. 22°28'16" E. a distance of 1,201.07 feet from said northwest corner of Section 19; the westerly boundary line of said parcel or strip of land shall be said "X" centerline of SR-317 and the easterly boundary line shall be the easterly right-of-way line of said SR-317.

The easterly sideline of the above described parcel or strip of land is to be lengthened or shortened so as to begin on said south government lot line; said parcel or strip of land contains an area of 8,778 square feet (0.20 of an acre), more or less.

S-317-LN-020.803

Situate, lying and being in the County of Lincoln, State of Nevada, and more particularly described as being a portion of the E 1/2 of the NW 1/4 of Section 18, T. 4 S., R. 67 E., M.D.M., lying within the right-of-way of SR-317, and more fully described as follows:

Being a parcel or strip of land 40.00 feet in width, beginning at a point on the centerline of said SR-317 at Highway Engineer's Station "X" 1158+25.00 P.O.T., said point of beginning further described as bearing S. 59°40'30" E. a distance of 2,714.17 feet from a 3.25 inch aluminum cap on a 3 inch aluminum pipe accepted as being the northwest corner of said Section 18, shown as a cap stamped "FONGER SURVEYING T4S S12|S7/S13|S18 R66E|R67E BLM 1993 MDBM 1989 RLS 4235 ELY, NV" as described in that certain CORNER RECORD filed as Document No. 0148417, Book D, Page 160 on October 14, 2015 in the Official Records of Lincoln County, Nevada; thence along said

centerline to the point of ending at Highway Engineer's Station "X" 1164+85.00 P.O.C.; said point of ending further described as bearing S. 67°30'45" E. a distance of 2,142.46 feet from said northwest corner of Section 18; the westerly boundary line of said parcel or strip of land shall be said "X" centerline of SR-317 and the easterly boundary line shall be the easterly right-of-way line of said SR-317; said parcel or strip of land contains an area of 26,343 square feet (0.60 of an acre), more or less.

EXCEPTING THEREFROM any and all water rights appurtenant to said parcels.

The Basis of Bearing for these descriptions is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 27/29 DATUM, East Zone as determined by the State of Nevada, Department of Transportation.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 003-210-03 (ptn)
 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
 i) Other _____

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

3. Total Value/Sale Price of Property \$9,350.00
 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 State of NV

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 Grantor
RAINBOW LAND AND CATTLE COMPANY, LLC, A Nevada Limited Liability Company

Signature _____ Capacity Grantee
STATE OF NEVADA acting by and through its Department of Transportation

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: RAINBOW LAND AND CATTLE COMPANY, LLC, A Nevada Limited Liability Company
 Address: P.O. Box 1030
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: STATE OF NEVADA acting by and through its Department of Transportation
 Address: 1263 S. Stewart Street
 City: Carson City
 State: NV Zip: 89712

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Co. Escrow #: 85229
 Address: 761 S. Raindance Drive
 City: Pahrump State: NV Zip: 89048

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED