

LINCOLN COUNTY, NV

2023-164269

\$37.00

RPTT:\$0.00 Rec:\$37.00

05/04/2023 03:47 PM

COW COUNTY TITLE CO.

Pgs=6 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E11

A.P.N. No.:	003-121-01 and 003-151-24
R.P.T.T.	\$2,925.00
Escrow No.:	86144
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
F. HEISE LAND & LIVE STOCK COMPANY, INC., a Nevada Corporation	
3275 Norman Drive	
Reno, NV 89509	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **RAINBOW LAND & CATTLE COMPANY LLC**, a Nevada **limited liability company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **F. HEISE LAND & LIVE STOCK COMPANY, INC., a Nevada Corporation**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

See Exhibit "B" attached hereto and by reference made a part hereof for water rights.

Dated: April 25, 2023

RAINBOW LAND & CATTLE COMPANY LLC,
A NEVADA LIMITED LIABILITY COMPANY

[Signature]
JOHN H. HUSTON
Managing Member

[Signature]
JAN J. COLE
Managing Member

State of Nevada)
County of Lincoln) ss.

This instrument was acknowledged before me on the 25th day of April 2023 By:
JOHN H. HUSTON AND JAN J. COLE, Managing Members of RAINBOW LAND & CATTLE COMPANY
LLC, a Nevada limited liability company

Signature: [Signature]
Notary Public
Expiration Date: 5-7-2024

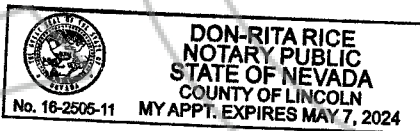


EXHIBIT "A"
LEGAL DESCRIPTION

File Number: 86144

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

PARCEL 1:

That portion of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 7, Township 4 South, Range 67 East, M.D.B.&M., more particularly described as follows:

Parcel 1 of that certain Parcel Map recorded November 18, 2010 in the Office of the County Recorder of Lincoln County, Nevada, in Book D of Plats, page 33 as File No. 136750, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 003-151-24

PARCEL 2:

TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M.

Section 7: Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4)

EXCEPTING FROM Section 7, Township 4 South, Range 67 East, that portion of said land heretofore conveyed by the following documents recorded in the Official Records of Lincoln County, Nevada:

1. Deed in favor of the Incorporated City of Caliente, recorded March 17, 1961 in Book L-1 of Real Estate Deeds, page 345 as File No. 37988;
2. Corrected Sales Deed in favor of the State of Nevada, Department of Transportation, recorded January 6, 1975 in Book 12 of Official Records, page 441 as File No. 55665;
3. Deed in favor of Lincoln County Post No. 23 American Legion, the Hugh Jacobson Post No. 7114, V.F.W., and Barracks No. 2287 Veterans of World War 1 of U.S.A., by Deed recorded March 17, 1961 in Book L-1 of Real Estate Deeds, page 346 as File No. 37989;
4. Deed in favor of Ronal Young and Betty Young, husband and wife, by Deed recorded January 30, 1956 in Book K-1 of Real Estate Deeds, page 356 as File No. 33022;
5. Deed in favor of the United States of America by Deed recorded July 26, 1963 in Book M-1 of Real Estate Deeds, page 163 as File No. 40560;
6. Deed in favor of Ronal Young, et ux, recorded September 3, 1969 in Book N-1 of Real Estate Deeds, page

440 as File No. 48237;

7. Deed in favor of the Board of Co. Commissioners, recorded May 27, 1936 in Book E-1 of Real Estate

Deeds, pages 90 and 91 as File Nos. 11054 and 11055;

8. Deed in favor of the State of Nevada, recorded June 16, 1967 in Book N-1 of Real Estate Deeds, page 208

as File No. 45122

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 003-121-01



EXHIBIT B

WATER RIGHTS:

Together with and including the water rights, ditches, ditch shares, pipelines, flumes, wells and pumps, and incidentals that are located on, appurtenant to, used on, or used in association with the above-described land, which are limited to and more particularly described as:

Permit No. 28934, Certificate No. 10491, as appearing in the records of the Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer: 5.34 acre-feet annually ("afa") (.008 cfs) for irrigation of 1.71 acres of land from a well; and

EXCEPTING AND RESERVING any and all other water, water rights and ditch shares, and any and all ditches, pipelines, flumes, wells and pumps that are not located physically on the above-described parcels of land.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-121-01
- b) 003-151-24
- 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 \$750,000.00
 Deed in Lieu of Foreclosure Only (value of Property) \$0.00
 Transfer Tax Value: _____
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 11
- b. Explain Reason for Exemption: Confirmed under the Bankruptcy Act, as amended, 11 U.S.C. §§ 101 et seq.

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 *Don-Rita Rice* Capacity Agent
 Don-Rita Rice

Signature _____ Capacity Grantee
 F. HEISE LAND & LIVE STOCK COMPANY, INC., a Nevada Corporation

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

Print Name: RAINBOW LAND & 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: F. HEISE LAND & LIVE STOCK COMPANY, INC., a Nevada Corporation
 Address: 1125 Highway 88
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: Cow County Title Co. Escrow #: 86144
 Address: 761 S. Raindance Drive
 City: Pahrump State: NV Zip: 89048

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED