

LINCOLN COUNTY, NV
\$37.00
RPTT:\$0.00 Rec:\$37.00
COW COUNTY TITLE CO.
OFFICIAL RECORD
AMY ELMER, RECORDER

2023-164271
05/04/2023 03:47 PM
Pgs=4 KC

E11

A.P.N. No.:	013-140-20, 013-140-21, and 013-140-22
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:	
RAINBOW LAND & CATTLE COMPANY LLC, a Nevada Limited Liability Company	
P.O. Box 1030	
Caliente, NV 89008	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **F. HEISE LAND & LIVE STOCK COMPANY, INC., a Nevada Corporation** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **RAINBOW LAND & CATTLE COMPANY LLC, a Nevada Limited Liability Company**, 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.

Dated: 4/26/23

F. HEISE LAND & LIVE STOCK COMPANY, INC.,
a Nevada Corporation

Clarence Burr
CLARENCE BURR
President

State of Nevada)
County of DOUGLA) ss.

This instrument was acknowledged before me on the 26th day of April, 2023
By: CLARENCE BURR, President of F. HEISE LAND & LIVE STOCK COMPANY, INC., a Nevada Corporation.

Signature: Lisa A. Burrier
Notary Public
Expiration Date: FEB 04, 2026


 LISA A. BURRIER
Notary Public
State of Nevada
Appt. No. 22-2881-05
My Appt. Expires February 4, 2026

EXHIBIT "A"
LEGAL DESCRIPTION

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

Those parcels of land situate in the South Half (S1/2) of Section 25 and the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 26; and the Northwest Quarter (NW1/4) of Section 35, Township 4 South, Range 66 East M.D.B. & M., more particularly described as follows:

Parcels 5, 6 and 7 of that certain Parcel Map recorded December 19, 2005 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, Page 159 as File No. 125665, Lincoln County, Nevada records.

Also excepting the interest in the portion of said land conveyed to County of Lincoln, State of Nevada, by Deed recorded January 6, 1975 in Book 12 of Official Records at Page 441, Lincoln County, Nevada records.

Excepting from all of the above described, any and all rights of way heretofore granted by the Grantors herein or their predecessors in interest to the Union Pacific Railroad Co., and its predecessors in interest and to the State of Nevada for highway purposes, which said rights of way are on file and of record in the Office of the County Recorder of said Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 013-140-20, 013-140-21 and 013-140-22

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 013-140-20
 b. 013-140-21
 c. 013-140-22
 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. a. Total Value/Sale Price of Property 750000.00
 b. Deed in Lieu of Foreclosure Only (value of Property) (\$0.00)
 c. Transfer Tax Value: _____
 d. 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 _____
 RAINBOW LAND & CATTLE COMPANY LLC, a Nevada limited liability company

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: F. HEISE LAND & LIVE STOCK COMPANY, INC., a Nevada Corporation
 Address: 3275 Norman Drive
 City: Reno
 State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: RAINBOW LAND & CATTLE COMAPNY LLC, a Nevada limited liability company
 Address: P.O. Box 1030
 City: Caliente
 State: NV Zip: 89008

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