

LINCOLN COUNTY, NV **2023-164669**
 \$2,962.00
 RPTT:\$2925.00 Rec:\$37.00 **05/22/2023 04:26 PM**
 COW COUNTY TITLE CO. Pgs=2 AK
 OFFICIAL RECORD
 AMY ELMER, RECORDER

A.P.N. No.:	003-220-15
R.P.T.T.	\$2,925.00
Escrow No.:	86181
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
CALIENTE LAND HOLDINGS, LLC, a Nevada Limited Liability Company	
871 Coronado Center Drive, Suite 100 Henderson, NV 89052	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **EZJG CALIENTE LAND LLC, a Nevada Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **CALIENTE LAND HOLDINGS, LLC, a Nevada Limited Liability Company**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

That portion of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section 25, Township 4 South, Range 66 East, M.D.B.&M., more particularly described as follows:

That parcel of land shown on the Merger and Resubdivision Map recorded February 26, 2019 in the Office of the County Recorder of Lincoln County, Nevada as File No. 2019-155875, Lincoln County, Nevada records described as follows:

Parcel 1A of the amended subsequent Parcel Map recorded as File No. 2018-155422, together with Parcel 2A of the amended subsequent Parcel Map recorded as File No. 2018-155423, described as follows:

Beginning at the Northeasterly corner of said Parcel 2A along the West boundary of State Route (S.R.) 317 from which the North quarter corner of said Section 25 bears N 04° 59' 22" E 1028.21';
 Thence South 07° 39' 17" W 304.93' to the Southeast corner of said Parcel 2 along the West boundary of S.R. 317;
 Thence South 07° 39' 17" W 84.35' to a Southeast concave curve;
 Thence the curve delta 03° 55' 00" radius 3960.00' an arc of 270.71' along said S.R. 317;
 Thence South 11° 22' 20" West 45.54' along said S.R. 317;
 Thence North 80° 48' 00" West 655.31';
 Thence North 14° 25' 24" East 201.82';
 Thence North 51° 17' 03" West 120.21' to the Southern boundary of said Parcel 2A;
 Thence South 88° 30' 30" West 228.91' to the UPRR boundary;
 Thence North 28° 55' 55" East 1144.30' along the said UPRR boundary;
 Thence South 35° 00' 08" East 822.37' to the point of beginning.

The above legal description is a metes and bounds description and was obtained from a Merger and

Resubdivision Survey Map, recorded February 26, 2019 as File No. 2019-155875, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 003-220-15

Together with only the following water rights: Permit No. 10614, Certificate No. 3211, as appearing in the records of the Department of Conservation and Natural Resources, Office of the State Engineer: 147.82 acre-free seasonally ("afs") for irrigation of and domestic use on 40.80 acres of land from a well, excepting therefrom all but twenty and 00/100 (20.00) afs.

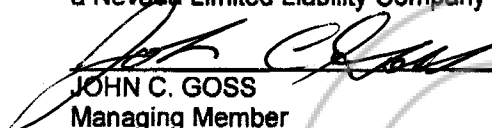
SUBJECT TO:

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: 5/19/2023

EZJG CALIENTE LAND LLC,
a Nevada Limited Liability Company



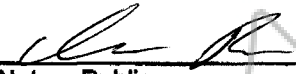
 JOHN C. GOSS
 Managing Member



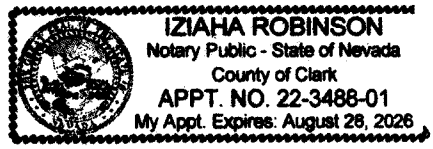
 ERNEST M. ZOBRIST
 Managing Member

State of NEVADA)
) ss.
 County of CLARK)

This instrument was acknowledged before me on the 19 day of MAY, 2023
 By: John C Goss, ERNEST m Zobrist, Managing Member(s) of EZJG
 CALIENTE LAND LLC, a Nevada Limited Liability Company.

Signature: 

 Notary Public
 Expiration Date: August 28, 2026



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-220-15
- 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'/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) _____

Transfer Tax Value: \$750,000.00

Real Property Transfer Tax Due: \$2,925.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

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 _____ Capacity Grantor
EZJG CALIENTE LAND LLC, a Nevada limited liability company

Signature  Capacity Grantee
CALIENTE LAND HOLDINGS, LLC, a Nevada Limited Liability Company, Michael Cook

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

Print Name: EZJG CALIENTE LAND LLC, a Nevada limited liability company
 Address: 2435 Joylin Street
 City: Las Vegas
 State: NV Zip: 89161

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

Print Name: CALIENTE LAND HOLDINGS, LLC, a Nevada Limited Liability Company
 Address: 871 Coronado Center Drive, Suite 100
 City: Henderson
 State: NV Zip: 89052

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

Print Name: Cow County Title Co. Escrow #: 86181
 Address: 761 S. Raindance Drive
 City: Pahrump State: NV Zip: 89048

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED