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OFFICIAL RECORD  
AMY ELMER, RECORDER

E07

APN: 014-010-25

When Recorded, Mail to:  
Mail Tax Notices to:  
Richard and Michelle Rankin  
P.O. Box 458- 1095 Rankin Ranch  
Alamo, NV 89001

## *GRANT, BARGAIN, SALE DEED*

THIS INDENTURE WITNESSETH: That DOUGLAS J. RANKIN and RICHARD L. RANKIN, Successor Trustees, of the RANKIN 1977 TRUST on January 13, 1977, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to RANKIN RANCHES & LIVESTOCK, LLC, a Nevada Limited Liability Company, all of their right, title and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

### **Legal Description:**

**ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTHWESTERLY AND ALONG THE EXISTING RAIL AND ROAD RIGHT OF WAYS OF THE STATE ROUTE 317 ROAD RIGHT OF WAY:**

**The West half of the Northwest Quarter (W1/2 of NW 1/4) of Section 35, Township 5 South, Range 66 East, of the Mount Diablo Base and Meridian.**

**The following described land ALL being located in Township 5 South, Range 66 East, M.D.B.&M.**

**Section 26: The Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4 of SW1/4 of SW1/4)**

**Section 27: The Southeast Quarter of the Southeast Quarter of the Southeast**

**Quarter of the Southeast Quarter (SE1/4 of SE1/4 of SE1/4 of SE1/4)**

**Section 34: The Northeast Quarter of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4 of NE1/4 of NE1/4)**

**All of APN: 014-010-25**

**EXCEPTING FROM Parcels 1 and 2 above any portion lying within the existing UP rail road and State road right of ways, together with all appurtenances thereunto belonging.**

**Including, but not limited to all water rights hereunto belonging, as the same now exist.**

**SUBJECT TO:**

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

**Commonly known as: 22001 US Hwy 317, Caliente, NV**

**APN: 014-010-25**

**GRANTEES' ADDRESS: RICHARD RANKIN  
and MICHELLE RANKIN  
P.O. Box 458- 1095 Rankin Ranch  
Alamo, NV 89001**

**SUBJECT TO: Powers of Trustees attached hereto as Exhibit "A" and by this reference incorporated herein.**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness their hands on April 27, 2023.

*D J Rankin*  
DOUGLAS J. RANKIN

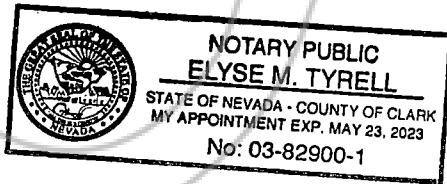
*Richard L Rankin*  
RICHARD L. RANKIN

STATE OF NEVADA       )  
  ) ss.  
COUNTY OF CLARK     )

On April 10, 2023, before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared ~~DOUGLAS J. RANKIN~~ and RICHARD L. RANKIN, Successor Trustees, of the RANKIN 1977 TRUST on January 13, 1977, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me <sup>he</sup> that ~~they~~ <sup>his</sup> executed the same in ~~their~~ <sup>his</sup> authorized capacity, and that by ~~their~~ <sup>his</sup> signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

*Elyse M Tyrell*  
Notary Public



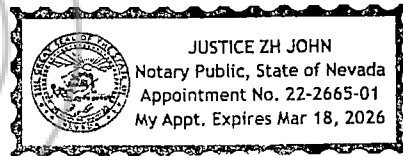
*\* signed in counterpart*

STATE OF NEVADA        )  
  ) ss.  
COUNTY OF CLARK        )

On April 27, 2023, before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared DOUGLAS J. RANKIN, Successor Trustee, of the RANKIN 1977 TRUST on January 13, 1977, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 014-010-25  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse           | d. <input type="checkbox"/> 2-4 Plex         |
| e. <input type="checkbox"/> Apt. Bldg              | f. <input type="checkbox"/> Comm'l/Ind'l     |
| g. <input type="checkbox"/> Agricultural           | h. <input type="checkbox"/> Mobile Home      |
| <input type="checkbox"/> Other                     |  |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust on file, etc</u>	

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

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 07  
 b. Explain Reason for Exemption: Transfer without consideration to or from a trust

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: Receptionist for Tyrell Law, PLLC  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Rankin 1977 Trust  
 Address: PO Box 458-1095 Rankin Ranch  
 City: Alamo  
 State: NV Zip: 89001

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Rankin Ranches & Livestock, LLC  
 Address: PO Box 458-1095 Rankin Ranch  
 City: Alamo  
 State: NV Zip: 89001

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Tyrell Law, PLLC Escrow # \_\_\_\_\_  
 Address: 1700 W. Horizon Ridge Pkwy Ste. 206  
 City: Henderson State: NV Zip: 89012