

LINCOLN COUNTY, NV

2023-164877

\$37.00

RPTT:\$0.00 Rec:\$37.00

06/14/2023 04:59 PM

COW COUNTY TITLE CO.

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E09

APN: 013-130-14; 013-130-12;
013-130-09

RPTT: \$ EXEMPT 9

RECORDING REQUESTED BY:

Cow County Title Co.
85001

MAIL TAX STATEMENTS TO:

Same as below

WHEN RECORDED MAIL TO:

H.H. Land & Cattle Company
26 North State Street
Salt Lake City UT 84103

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **STEPHEN M. HARMSEN aka STEVE M. HARMSEN**, individually, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **H.H. LAND & CATTLE COMPANY, a Nevada Corporation**

THIS DEED IS GIVEN TO THE GRANTEE TO TERMINATE AND CONVEY ANY ACTUAL AND RESIDUAL INTEREST OF THE GRANTOR IN AND TO:

all that real property situate in the County of Lincoln, State of Nevada, bounded and described as follows:

PARCEL 1:

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

Section 18: That triangular portion of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) lying Southwesterly of Highway No. 55 (Nevada State Route 317) and Southeasterly of the Union Pacific Railroad right of way

TOGETHER WITH any portion of the OLD Rainbow Canyon Road as acquired by the Quitclaim Deed recorded January 6, 1975 in Book 12 of Official Records, page 439 as File No. 55664, Lincoln County, Nevada records.

EXCEPTING THEREFROM any portion of said land conveyed by a Deed recorded December 26, 1996 in Book 123 of Official Records, page 75 as File No. 106649, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2021 -2022: 013-130-14

PARCEL 2:

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

Section 18: All that portion of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4); the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4); and Government Lot No.3 and Government Lot No.4, lying Westerly of Highway No. 55 (Nevada State Route 317) and Easterly of the Union Pacific Railroad right of way

TOGETHER WITH any portion of the OLD Rainbow Canyon Road as acquired by the Quitclaim Deed recorded January 6, 1975 in Book 12 of Official Records, page 439 as File No. 55664, Lincoln County, Nevada records.

TOGETHER WITH that portion of F.A.S. 633 conveyed by the Deed recorded June 8, 1977 in Book 20 of Official Records, page 677 as File No. 59804, Lincoln County, Nevada records.

EXCEPTING THEREFROM any portion of said land conveyed by a Deed recorded December 26, 1996 in Book 123 of Official Records, page 75 as File No. 106649, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2020-2021: 013-130-12

PARCEL3:

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

Section 19: All that portion of the West Half (W1/2) of the Northwest Quarter (NW1/4) lying West of Highway No. 55 (Nevada State Route 317)

TOGETHER WITH any portion of the OLD Rainbow Canyon Road as acquired by the Quitclaim Deed recorded January 6, 1975 in Book 12 of Official Records, page 439 as File No. 55664, Lincoln County, Nevada records.

TOGETHER WITH that portion of F.A.S. 633 conveyed by the Deed recorded June 8, 1977 in Book 20 of Official Records, page 677 as File No. 59804, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2021 -2022: 013-130-09

EXCEPTING FROM Parcels 1, 2 and 3 above the following:

The interest in the portion of land conveyed to the County of Lincoln, State of Nevada, by Deed recorded January 6, 1975 in Book 12 of Official Records, page 441 as File No. 55665; and corrected by a Deed recorded June 8, 1979 in Book 20 of Official Records, page 671 as File No. 59803, Lincoln County, Nevada records:


Any and all rights of way and easements in favor of the Union Pacific Railroad Co. for railroad purposes, and to the State of Nevada for highway purposes.

SUBJECT TO:

1. Taxes for 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: 4-27-2023

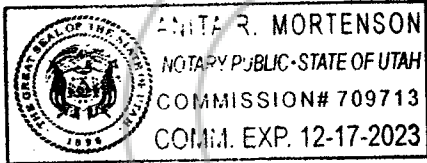

STEPHEN M. HARMSEN aka STEVE M. HARMSEN

STATE OF Utah

COUNTY OF Davis

On April 27 2023, personally appeared before me, a Notary Public, Stephen M. Harmsen aka Steve M. Harmsen, who acknowledged that he executed the above instrument.


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 013-130-09
 b) 013-130-12
 c) 013-130-14
 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: Operating Agreement on File - AK	

3. Total Value/Sale Price of Property \$29,750.00
 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 9
 b. Explain Reason for Exemption: Transfer to a Corporation wholly owned by the Grantor

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 *S. Lunceford* Capacity Grantor
S. LUNCEFORD, Agent

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: STEPHEN M. HARMSSEN aka STEVE M. HARMSSEN
 Address: 26 North State Street
 City: Salt Lake City
 State: UT Zip: 84103

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: H. H. LAND & CATTLE COMPANY, a Nevada Corporation
 Address: 26 North State Street
 City: Salt Lake City
 State: UT Zip: 84103

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

Print Name: Cow County Title Co. Escrow #: 85001
 Address: 761 S. Raindance Drive
 City: Pahrump State: NV Zip: 89048

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED