

LINCOLN COUNTY, NV

2023-164878

\$37.00

RPTT:\$0.00 Rec:\$37.00

06/14/2023 04:59 PM

COW COUNTY TITLE CO.

Pgs=4 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E02

511

Adj. to APN's: ~~013-13-009~~ 013-130-09
~~013-13-012~~ 013-130-12
~~013-13-014~~ 013-130-14

AFTER RECORDING RETURN TO:
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
ATTN: STAFF SPECIALIST, ACQ.
1263 S. STEWART ST.
CARSON CITY, NV. 89712

MAIL TAX STATEMENTS TO:
RIGHT-OF-WAY DIVISION
1263 S. STEWART ST.
CARSON CITY, NV 89712

LEGAL DESCRIPTION PREPARED BY:
GREGORY A. BIGBY, P.L.S.
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
1263 S. STEWART ST.
CARSON CITY, NV. 89712

Project No.: TAP-0317(004)
E.A.: 74234
Parcel: S-317-LN-019.667

DEED

THIS DEED, made this 8 day of June, 2023
between H.H. LAND & CATTLE COMPANY aka H.H. LAND AND CATTLE COMPANY, a
Nevada Corporation, hereinafter called GRANTOR, and the STATE OF NEVADA, acting by
and through its Department of Transportation, hereinafter called GRANTEE; this DEED
reserves unto GRANTOR existing access rights, if any, to such remaining adjacent lands and
property.

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00),
lawful money of the United States of America, and other good and valuable consideration, the
receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sale
unto the GRANTEE and to its assigns forever, for those purposes as contained in Chapter 408
of the Nevada Revised Statutes, all that certain real property of GRANTOR, said real property,
excepting and reserving, to the GRANTOR, heirs, executors, administrators, successors and
assigns any and all water rights appurtenant to said real property described on Exhibit "A"
attached hereto and made a part hereof.

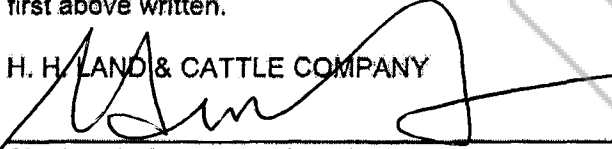
TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; with the exception of any and all reservations as are previously hereinabove expressly excepted from this conveyance.

To hereby waive, with full knowledge, that a public highway and the necessary incidents thereto are to be located upon, over and across the lands hereinabove described, any claim for any and all damages to the remaining adjacent lands and property of the GRANTOR by reason of the location, construction, landscaping and maintenance of said highway and appurtenances in said location.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to any heirs, successors and assigns forever.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

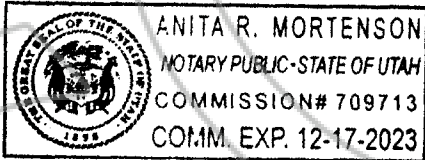
H. H. LAND & CATTLE COMPANY

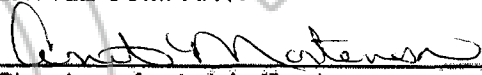

Stephen M. Harmsen, President

State of ~~Nevada~~ Utah
County of Salt Lake

This instrument was acknowledged before me on June 8, 2023 by Stephen M. Harmsen as President of H. H. LAND & CATTLE COMPANY.

S
E
A
L




(Signature of notarial officer)

(Title and rank (optional))

D21-12
Legal Description verified against
Right-of-Way Plans SPH (Agent's Initials)

LEGAL DESCRIPTION PREPARED BY:
GREGORY A. BIGBY, P.L.S.
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
1263 S. STEWART ST.
CARSON CITY, NV 89712

**EXHIBIT "A"
LEGAL DESCRIPTION**

Adj. to APNs: 013-130-09
 013-130-12
 013-130-14
Project: TAP-0317(004)
E.A.: 74234
Parcel: S-317-LN-019.667

Situate, lying and being in the County of Lincoln, State of Nevada, and more particularly described as being a portion of the W 1/2 of Section 18, and a portion of Government Lot 1 of Section 19, all in T. 4 S., R. 67 E., M.D.M., lying within the right-of-way of SR-317, and more fully described as follows:

Being a parcel or strip of land 40.00 feet in width, beginning at a point on the centerline of said SR-317 at Highway Engineer's Station "X" 1098+25.00 P.O.T., said point of beginning further described as bearing S. 17°47'19" E. a distance of 1,359.81 feet from a 3.25 inch BLM brass cap on a 3 inch pipe accepted as being the northwest corner of said Section 19, described as being a brass cap 3 ins. diam., mkd.: "T4S R66E R67E S13|S18/S24|S19 1994" in the field notes as referenced in that certain AMENDED RECORD OF SURVEY for Rainbow Canyon Ranch, LLC, filed on February 2, 2000 as Document No.113940 in Book Plat B, Page 284 in the Official Records of Lincoln County, Nevada; thence along said centerline to the point of ending at Highway Engineer's

Station "X" 1160+15.00 P.O.T.; said point of ending further described as bearing S. 61°32'42" E. a distance of 2,544.62 feet from a 3.25 inch aluminum cap on a 3 inch aluminum pipe accepted as being the northwest corner of said Section 18, shown as a cap stamped "FONGER SURVEYING T4S S12|S7/S13|S18 R66E|R67E BLM 1993 MDBM 1989 RLS 4235 ELY, NV" as described in that certain CORNER RECORD filed as Document No. 0148417, Book D, Page 160 on October 14, 2015 in the Official Records of Lincoln County, Nevada; the easterly boundary line of said parcel or strip of land shall be said "X" centerline of SR-317 and the westerly boundary line shall be the westerly right-of-way line of said SR-317; said parcel or strip of land contains an area of 5.67 acres (246,945 square feet), more or less.

EXCEPTING THEREFROM any and all water rights appurtenant to said parcel.

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 27/29 DATUM, East Zone as determined by the State of Nevada, Department of Transportation.

**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'/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

\$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 2
- b. Explain Reason for Exemption: Transfer to State of Nevada

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 Grantor
H. H. LAND & CATTLE COMPANY, a Nevada Corporation

Signature _____ Capacity Grantee

SELLER (GRANTOR) 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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: STATE OF NEVADA, acting by and through its Department of Transportation
 Address: 1263 S. Stewart Street
 City: Carson City
 State: NV Zip: 89712

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