

LINCOLN COUNTY, NV **2023-165475**
RPTT:\$780.00 Rec:\$37.00
Total:\$817.00 **07/24/2023 02:16 PM**
COW COUNTY TITLE CO Pgs=5 KC

A.P.N. No.:	012-110-38, 012-110-39, 012-110-40, and 012-110-03
R.P.T.T.	\$780.00
Escrow No.:	86151
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
MATHEWS FARMS, a Nevada General Partnership	
P O Box 328	
Panaca, NV 89042	



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **AUDREY G. HORLACHER aka AUDREY HORLACHER, who acquired title as AUDREY HOLOCHER, as to Parcel B**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **MATHEWS FARMS, a Nevada General Partnership**, 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 Section 5, Township 2 South, Range 68 East, M.D.B. & M., Lincoln County, Nevada, described as follows:

Parcel A:

Parcels 2-B, 2-C, and 2-D as shown on that Parcel Map for the Ronald H and Audrey G. Horlacher, recorded February 24, 2005 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 103 as File No. 123849, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 012-110-38, 012-110-39, 012-110-40

Parcel B:

TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B. & M.

Section 5: Government Lot No. 2 (Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4)

Excepting therefrom the parcel of land conveyed by a Deed recorded April 15, 1891 in Book Q of Real Estate Deeds, page 584 Lincoln County, Nevada records.

Further Excepting therefrom the parcel of land conveyed by a Deed recorded January 12, 1932 in Book D-1 of Real Estate Deeds, page 256 as File No. 7955, Lincoln County, Nevada records

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 012-110-03

(One inch Margin on all sides of Document for Recorder's Use Only)

Page 1 of 2

TOGETHER WITH 265 acre feet annual of the total combined duty, Permit 58577, 58578 and 58579.

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.
3. A new Deed of Trust to record concurrent.

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.

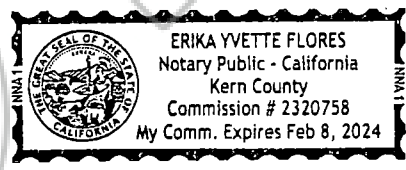
Dated: July 12, 2023

Audrey G. Horlacher
AUDREY G. HORLACHER

State of Kern ^{of} CALIFORNIA)
County of Kern) ss.

This instrument was acknowledged before me on the 12 day of July, 2023 By:
AUDREY G. HORLACHER

Signature: [Signature]
Notary Public
Expiration Date: February 8, 2024



Please see attached acknowledgement

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

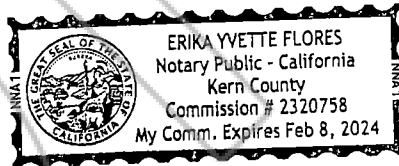
State of California
County of Kern)

On July 12, 2023 before me, Erika Yvette Flores, Notary Public
(insert name and title of the officer)

personally appeared Andrey G. Horlacher,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Erika Flores* (Seal)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 012-110-38
 b) 012-110-39
 c) 012-110-40
 d) 012-110-03

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 200,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: 200,000.00
 Real Property Transfer Tax Due: \$780.00

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 *Audrey G. Horlacher* Capacity Grantor
 AUDREY G. HORLACHER

Signature _____ Capacity Grantee
 MATHEWS FARMS, a Nevada General Partnership

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: AUDREY G. HORLACHER
 Address: 4001 Darwin Avenue
 City: Bakersfield
 State: CA Zip: 93306

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: MATHEWS FARMS, a Nevada
General Partnership
 Address: P O Box 328
 City: Panaca
 State: NV Zip: 89042

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

Print Name: Cow County Title Co. Escrow #: 86151
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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Signature AUDREY G. HORLACHER Capacity Grantor

Signature *Shane R Mathews* Capacity Grantee
MATHEWS FARMS, a Nevada General Partnership

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(REQUIRED)
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