

LINCOLN COUNTY, NV

2024-166612

\$1,109.50

RPTT:\$1072.50 Rec:\$37.00 02/14/2024 12:48 PM

MESQUITE TITLE COMPANY

Pgs=2 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 011-210-29

Order No. 20304

R.P.T.T. \$1,072.50

RECORDING REQUESTED BY:

Mesquite Title Company

MAIL DOCUMENT & TAX STATEMENT TO:

Rulon & Mary Hardy

40 Quails Nest Rd./ Po box 186

Alamo, NV 89001

## GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Sunnyside Ranch Holdings, LP, a Nevada limited partnership

do(es) hereby GRANT, BARGAIN and SELL to Rulon Hardy and Mary Hardy, husband and wife as joint tenants

the real property situated in the County of Lincoln, State of Nevada, described as follows:

Parcel, 4C shown by parcel map recorded December 3, 2007 as Document No. 130638, filed in Book "C" of Maps, Page 355; Amended by subsequent parcel map recorded March 5, 2008 as Document No. 131073, filed in Book "C" of Maps, Page 390, of the Official Records of the County Recorder, Lincoln County, Nevada.

EXCEPTING THEREFROM any portion lying with "QUAILS NEST RD" as the same now exists.

SUBJECT TO a good and valid UCC filing in favor of GoodLeap, LLC recorded as Doc. No. 161101 of Official Records.

SUBJECT TO:

1. Taxes for the current fiscal year.
2. Covenants, conditions, restrictions, reservations, rights of way and easements of record.

TOGETHER with all tenements, hereditaments and appurtenances thereunto belonging or appertaining.

Date: 2/13/24, 2024

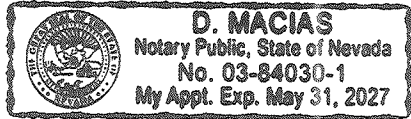
Sunnyside Ranch Holdings, LP, a Nevada limited partnership


By: 

Pamela G. Jensen, General Partner

STATE OF Nevada )  
 :ss.  
COUNTY OF Clark )

On the Feb 13, 2024, personally appeared before me, Pamela G. Jensen, General Partner of Sunnyside Ranch Holdings, LP, a Nevada limited partnership, the signer of the within instrument who duly acknowledged to me that he/she executed the same for and in behalf of said partnership.



  
NOTARY PUBLIC

My Commission Expires: 5-31-27

**COOPER**

STATE OF Nevada  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 011-210-29 \_\_\_\_\_
- 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'l/Ind'l
- g.  Agricultural
- h.  Mobile Home
- Other \_\_\_\_\_

RECORDERS FOR OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$275,000.00
- b. Deed in Lieu of Foreclosure Only(value of property): ( 0.00 )
- c. Transfer Tax Value: \$275,000.00
- d. Real Property Transfer Tax Due \$1,072.50

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 *D. Macias* Capacity \_\_\_\_\_ Grantor's Agent \_\_\_\_\_  
Signature *Mary Hardy* Capacity \_\_\_\_\_ Grantee's Agent \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Sunnyside Ranch Holdings, LP

Rulon & Mary Hardy

Print Name: By: D. Macias, Agt.  
Address: PO Box 253  
City: Lund  
State: Nevada Zip:89317

Print Name: By: D. Macias, Agt.  
Address: 40 Quails Nest Rd./ Po box 186  
City: Alamo  
State: Nevada Zip:89001

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

Print Name: Mesquite Title Company Escrow #: 20304  
Address: 840 Pinnacle Ct. Building 3  
City: Mesquite State: NV Zip: 89027

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)