

APN: 008-121-10

RPTT: \$39.00

**Recording Requested by and  
When Recorded Mail Document  
And Tax Statement To:**

Angulo Law Group, LLC  
5545 S. Mountain Vista St., Ste. F  
Las Vegas, NV 89120

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**GRANT DEED**

Documentary Transfer Tax: \$39.00

**Rainbow Ranch, Inc.**, a Nevada corporation, for valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey to **Craig Ranch LLC**, a Nevada limited liability company located at 3231 N. Decatur Blvd., Ste. 225, Las Vegas, NV 89130, all of its right, title and interest in that certain real property and appurtenant water rights of 30 acre feet per year, situated in the County of Lincoln, City of Elgin, State of Nevada, consisting of 30.41+/- acres with APN 008-121-10, the legal description of which is as follows:

See **EXHIBIT A** attached hereto and incorporated herein by this reference, including water rights to 30-acre feet per year.

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**Subject to:**

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular, the tenements, hereditaments and appurtenances including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits therefrom.

DATED on this 10<sup>th</sup> day of April, 2024.

RAINBOW RANCH, INC.

By:   
John H. Ellis  
President

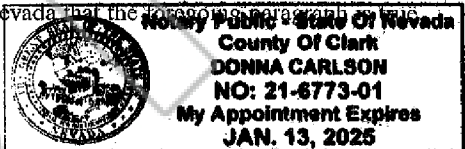
*A notary public or other officer completing this certificate verifies only the identity of the individual who signed the documents to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.*


STATE OF NEVADA )  
 ) ss.  
COUNTY OF CLARK )

On this 15 day of April, 2024, before me, DONNA CARLSON (notary public) personally appeared **John H. Ellis**, who 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.

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

WITNESS my hand and official seal.



Signature:   
Signature of Notary Public

Place Notary Seal Above

**EXHIBIT A**

**Legal Description**

BEGINNING NORTH 744.49 FEET FROM THE SOUTHEAST CORNER OF THE SW1/4SE 1/4 OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 67 EAST, MDB&M, THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 463.30 FEET A DISTANCE OF 90.03 FEET (THE CHORD OF SAID CURVE BEARS S. 70 °18'26" W. 89.89 FEET), THENCE S. 64°44'25" W. 682.77 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 217.00 FEET A DISTANCE OF 160.82 FEET (THE CHORD OF SAID CURVE BEARS S. 85°58'16" W. 157.16 FEET), THENCE N. 72°47'53" W. 905.93 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 967.00 FEET A DISTANCE OF 162.89 FEET (THE CHORD OF SAID CURVE BEARS N. 67°58'21" W. 162.70 FEET), THENCE N. 34°12'58" E. 1001.74 FEET MORE OR LESS TO THE EAST LINE OF THE NE1/4SW1/4 OF SAID SECTION 21, THENCE SOUTH 250.68 FEET, THENCE EAST 1311.83 FEET MORE OR LESS TO THE EAST LINE OF THE SW1/4SE1/4 OF SAID SECTION 21, THENCE SOUTH 573.94 FEET TO THE POINT OF BEGINNING.

CONTAINS 30.4 ACRES OF LAND

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TOGETHER WITH WATER RIGHTS OF 30 ACRE FEET PER YEAR.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 008-121-10  
 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

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

- 3.a. Total Value/Sales Price of Property      \$ 10,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value:      \$ 10,000.00  
 d. Real Property Transfer Tax Due      \$ 39.00

**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 \_\_\_\_\_ Capacity: Attorney  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Rainbow Ranch, Inc.  
 Address: 2330 Paseo Del Prado, Ste. C302  
 City: Las Vegas  
 State: NV      Zip: 89102

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Craig Ranch LLC  
 Address: 3231 N. Decatur Blvd., Ste. 225  
 City: Las Vegas  
 State: NV      Zip: 89130

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

Print Name: Angulo Law Group, LLC      Escrow # \_\_\_\_\_  
 Address: 5545 S. Mountain Vista St., Ste.F  
 City: Las Vegas      State: NV      Zip: 89120

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED