LINCOLN COUNTY, NV

2024-167159

\$1.987.00

RPTT:\$1950.00 Rec:\$37.00 **06/17/2024 08:53 AM** MESQUITE TITLE COMPANY

Pgs=2 AK

A.P.N.: 012-080-02 Order No. 20361

R.P.T.T. \$1,950.00

RECORDING REQUESTED BY:

Mesquite Title Company

MAIL DOCUMENT & TAX STATEMENT TO:

L&B Farm & Cattle PO Box 905 Enterprise, UT 84725 AMY ELMER, RECORDER

OFFICIAL RECORD

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Alan Taylor, an unmarried man

do(es) hereby GRANT, BARGAIN and SELL to L & B Farm & Cattle, a Utah limited partnership

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

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Together with Water Application No. 9739, under Certificate No. 2119

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: (0/14 ₹ 2024

Alan Taylor

STATE OF Nexal C

COUNTY OF Llank

On the 6/14 (2024, personally appeared before me, Alan Taylor, the signer of the within instrument who duly acknowledged to me that he/she executed the same.

No. 03-84030-1 hy Appl. Exp. May 31, 2027 My Commission Expires: 5 · 3 / 127

Escrow No: 20361

EXHIBIT "A" Legal Description

The following parcels are located in SECTIONS within TOWNSHIP 1 SOUTH, RANGE 71 EAST of the Mount Diablo Base and Meridian, Lincoln County, Nevada, as described below:

SECTION 19:

The Southeast Quarter (SE4) of the Southeast Quarter (SE4);

SECTION 20:

The South Half (S2); and the Southeast Quarter (SE4) of the Northwest Quarter (NW4); and the Southwest Quarter (SW4) of the Northeast Quarter (NE4);

SECTION 21:

The Southwest Quarter (SW4) of the Southwest Quarter (SW4);

SECTION 28:

The Northwest Quarter (NW4) of the Northwest Quarter (NW4); and the Northeast Quarter (NE4) of the Northwest Quarter (NW4); and the Southwest Quarter (SW4) of the Northwest Quarter (NW4);

SECTION 29:

The Northeast Quarter (NE4) of the Northeast Quarter (NE4).



STATE OF Nevada DECLARATION OF VALUE 1. Assessor Parcel Number(s) a) 012-080-02 b) c) d) 2. Type of Property: RECORDERS FOR OPTIONAL USE ONLY b. Single Fam. Res. a. Vacant Land d. 2-4 Plex c. Condo. Twnhse f. Comm'I/Ind'I e. Apt. Bldg Book: Page: g. Agricultural h. Mobile Home Date of Recording: Other Notes: **3.** a. Total Value/Sales Price of Property: \$500,000.00 (0.00)b. Deed in Lieu of Foreclosure Only(value of property): \$500,000.00 c. Transfer Tax Value: d. Real Property Transfer Tax Due \$1,950.00 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 [✓] Grantor's Agent Capacity Signature Capacity Grantee's Agent **SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Alan Taylor L&B Farm & Cattle Print Name: By: RC Sherratt, Agt. Print Name: By: RC Sherratt, Agt.

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

Print Name: Mesquite Title Company Escrow #: 20361

Address: 840 Pinnacle Ct. Building 3

Address: 33097 Red Rock Creek

State: California Zip:92584

City: Menifee

City: Mesquite

State: NV Zip: 89027

Address: PO Box 905

City: Enterprise

State: Utah Zip:84725