

APN: 005-151-01


LINCOLN COUNTY, NV	2024-167440
\$37.00	
RPTT:\$0.00 Rec:\$37.00	09/18/2024 11:49 AM
FIRST AMERICAN TITLE INSURANCE COMPANY	Page 4 AE
OFFICIAL RECORD	
AMY ELMER, RECORDER	E99

GRANT, BARGAIN, AND SALE DEED
Title of Document

Affirmation Statement

XXX I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____
(State specific law)


Signature _____ Title Attorney-AT-Law

Matthew V. Hess
Print

April 29, 2024
Date

Grantee's address and mail tax statement:

Rising Star Investments LC
95 East 2400 North Parkway
Cedar City, Utah 84720

**RECORDED AS ACCOMODATION ONLY
WITHOUT LIABILITY**

APN: 005-151-01
RPTT: 0

RECORDING BY:

Blackburn & Stoll, LC
257 East 200 South, Suite 800
Salt Lake City, UT 84111

**WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:**

Rising Star Investments LC
Attn: Kenneth C. Knudson, Manager
95 East 2400 North Parkway
Cedar City, UT 84720

GRANT, BARGAIN, SALE DEED

For good and valuable consideration, the receipt of which is hereby acknowledged,

CastleBorn Wagyu & Wapiti LLC, a Nevada limited liability company, does hereby grant, bargain, sell, and convey to

Rising Star Investments LC, a Utah limited liability company, the following described real property in the State of Nevada, County of Lincoln:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"



COMMONLY KNOWN ADDRESS:
16720 Johnson Ranch Rd, Pioche, NV 89043

- SUBJECT TO:
1. All general and special taxes and assessments for the current fiscal year, not delinquent.
 2. All covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.


Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, AS WELL AS ANY AND ALL WATER RIGHTS AND CERTIFICATE NUMBER 2625.

Castleborn Wagyu & Wapiti LLC
a Nevada limited liability company

4-22-2024
Date

By: 
James H Bourne III, Manager


STATE OF NEVADA)
) ss
COUNTY OF Lincoln)

 On this 22nd day of ^{April} February, 2024, before me, a notary public, personally appeared James H Bourne III, personally known to me (or 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 capacity as Manager of Castleborn Wagyu & Wapiti LLC.


NOTARY PUBLIC



EXHIBIT "A"

LEGAL DESCRIPTION

THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) AND THE NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 70 EAST, M.D.M, LINCOLN COUNTY, NEVADA, AND THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 70 EAST, M.D.B. & M., M.D.M., LINCOLN COUNTY, NEVADA.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 005-151-01
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$2,100,000
 Transfer Tax Value: (2,100,000)
 Real Property Transfer Tax Due: \$ 0
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Manager
 Signature [Signature] Capacity Manager

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

Print Name: Castleborn Wagyu Wapiti LLC
 Address: 2577Z Hermitage Road 277
 City: Pioche
 State: Nevada Zip: 89043

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

Print Name: Rising Star Investments LC
 Address: 95 East 2400 North Parkway
 City: Cedar City
 State: Utah Zip: 84720

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

Print Name: Frost American Escrow #: Accomodation
 Address: 8311 Sunset Rd #100
 City: LV State: NV Zip: 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED
 See Exhibit "A" attached hereto.

Exhibit "A" to Declaration of Value
List of Documents Involving Deed In Lieu of Foreclosure

(a) a Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing, recorded August 18, 2016, as Entry No. 0150104, in Book 305, at Page 0420 of the records of the County Recorder of Lincoln County, Nevada (with Castleborn Wagyu & Wapiti LLC, as borrower/beneficiary, and White Rock Mountain Ranch L.C., as lender);

(b) a Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing, recorded August 18, 2016, as Entry No. 0150105, in Book 305, at Page 0438 of the records of the County Recorder of Lincoln County, Nevada (with Castleborn Wagyu & Wapiti LLC, as borrower/beneficiary, and White Rock Mountain Ranch L.C., as lender); and

(c) a Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing, recorded August 18, 2016, as Entry No. 0150106, in Book 305, at Page 0456 of the records of the County Recorder of Lincoln County, Nevada (with Castleborn Wagyu & Wapiti LLC, as borrower/beneficiary, and White Rock Mountain Ranch L.C., as lender);

(d) Assignment of Beneficial Interest in Deed of Trust, recorded July 18, 2024, as Entry No. 2024-167259 of the records of County Recorder of Lincoln County, Nevada (in which White Rock Mountain Ranch L.C. assigned to Rising Star Investments LC all of its interest as beneficiary of the three above-referenced Deeds of Trust);

(e) Grant Bargain & Sale Deed recorded of even date herewith (in which title to the real property described in the above-referenced Assignment of Beneficial Interest in Deed of Trust was conveyed from White Rock Mountain Ranch L.C. to Rising Star Investments LC as a deed-in-lieu-of-foreclosure).