



APN: 006-251-03, 006-281-02, 03, 08, 13 and 15

Affix R.P.T.T. \$1,302.60

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:
BLUE MOUNTAIN RANCHES OF NEVADA, LLC,
A NEVADA LIMITED LIABILITY COMPANY
4021 PORT CHICAGO HIGHWAY
CONCORD, CA 94520

ESCROW NO: 14018020-086-JR

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Nevada Ranches, LLC, a Nevada limited liability company

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey to

Blue Mountain Ranches of Nevada, LLC, a Nevada limited liability company

all that real property situated in the County of Lincoln, State of Nevada, bounded and described as
follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

****GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT ON NEXT PAGE****



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Page: 2 of 6

Witness my/our hand(s) this 23rd day of June, 2016.

SELLER:

Nevada Ranches, LLC, a Nevada limited liability company.



Albert D. Seeho, Jr., Manager

STATE OF _____)

) ss.

COUNTY OF _____)

On this _____ appeared before me, a Notary Public,

Nevada Ranches, LLC, a Nevada limited liability company personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

SEE ATTACHE ()

Notary Public

My commission expires: _____



Escrow No.: 14018020-086-JR

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1: (APN 006-251-03 and 006-281-15)

All of the East Half (E½) of the Northwest Quarter (NW¼) and all of the east Half (E½) of the Southwest Quarter (SW¼) of Section 21; also all the West Half (W½) of the East Half (E½) [erroneously recorded West ½ of the West Half (W½W½)] of Section 21 West of the division fence between the Lytle Ranch and the Devlin Ranch in Rose Valley, also the North 800 feet of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section 28, and that part of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section 28 which lies West and North of said division fence, all in Township 1 North, Range 69 East, M.D.B.&M., more fully described as:

Beginning at a point 520 feet North of the Southwest corner of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section 28, and running thence East along division fence a distance of 1510 feet to corner of said fence;

Thence North about 10° East along said fence to a point on the North boundary of Section 21, said point being 146.5 feet West of the Northeast corner of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section 21;

Thence along the North boundary line of said Section 21 to the Northwest corner of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of said Section 21;

Thence South 6080 feet to the place of beginning.

EXCEPTION THEREFROM any portion lying within the exterior boundary lines of parcel Map for McCrosky Brothers recorded January 20, 2000 in Plat Book B, page 278 as File No. 113871 in the Office of the County Recorder, Lincoln County, Nevada.

PARCEL 2: (APN 006-281-02)

The South Half (S½) of the Southwest Quarter (SW¼) of Section 16, Township 1 North, Range 69 East M.D.B.&M.

**PARCEL 3: (APN 006-281-13)**

The Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 16, Township 1 North, Range 69 East, M.D.B.&M.

EXCEPTING THEREFROM that portion described as follows:

Commencing at a point on the section line of Section 16 and Section 21, Township 1 North, Range 69 East, M.D.B.&M., from which the $\frac{1}{4}$ corner of said section line bears due west for a distance of 1,165.46 feet, said point is also the point of intersection of the division line fence and said section line, running thence North 5 $^{\circ}$ 16' East for a distance of 141.95 feet to a fence corner just south of the road;

Thence North 63 $^{\circ}$ 49' West a distance of 149.58 feet to the center of the North-South road immediately west of a corral constructed by Jimmie Rosa;

Thence due north for a distance of 452.65 feet;

Thence due west for a distance of 467.78 feet;

Thence north for a distance of 100.00 feet;

Thence due west for a distance of 576.48 feet;

Thence due north for a distance of 560.00 feet along the west line and to the north-west corner of said 40 acre tract;

Thence due east for a distance of 1,320.00 feet along the north line to the Northeast corner of said 40 acre tract;

Thence due south for a distance of 1,320.00 feet along the east line to the Southeast corner of said 40 acre tract;

Thence due west for a distance of 154.54 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion described as follows:

Commencing at a point from which the $\frac{1}{4}$ corner of said Section 16 and Section 21 bears due south for a distance of 374.31 feet;

Thence due North along the west boundary of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 16, for a distance of 385.69 feet;

thence due east for a distance of 576.48 feet;

Thence due south for a distance of 472.45 feet;

Thence North 81 $^{\circ}$ 14' West for a distance of 583.30 feet to the point of beginning.

ALSO EXCEPTING THEREFROM any portion lying within the exterior boundary lines of parcel Map for McCrosky Brothers recorded January 20, 2000 in Plat Book B, page 278 as File No. 113871 in the Office of the County Recorder, Lincoln County, Nevada.



PARCEL 4: (APN 006-281-08)

The West Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 21, Township 1 North, Range 69 East, M.D.B.&M.

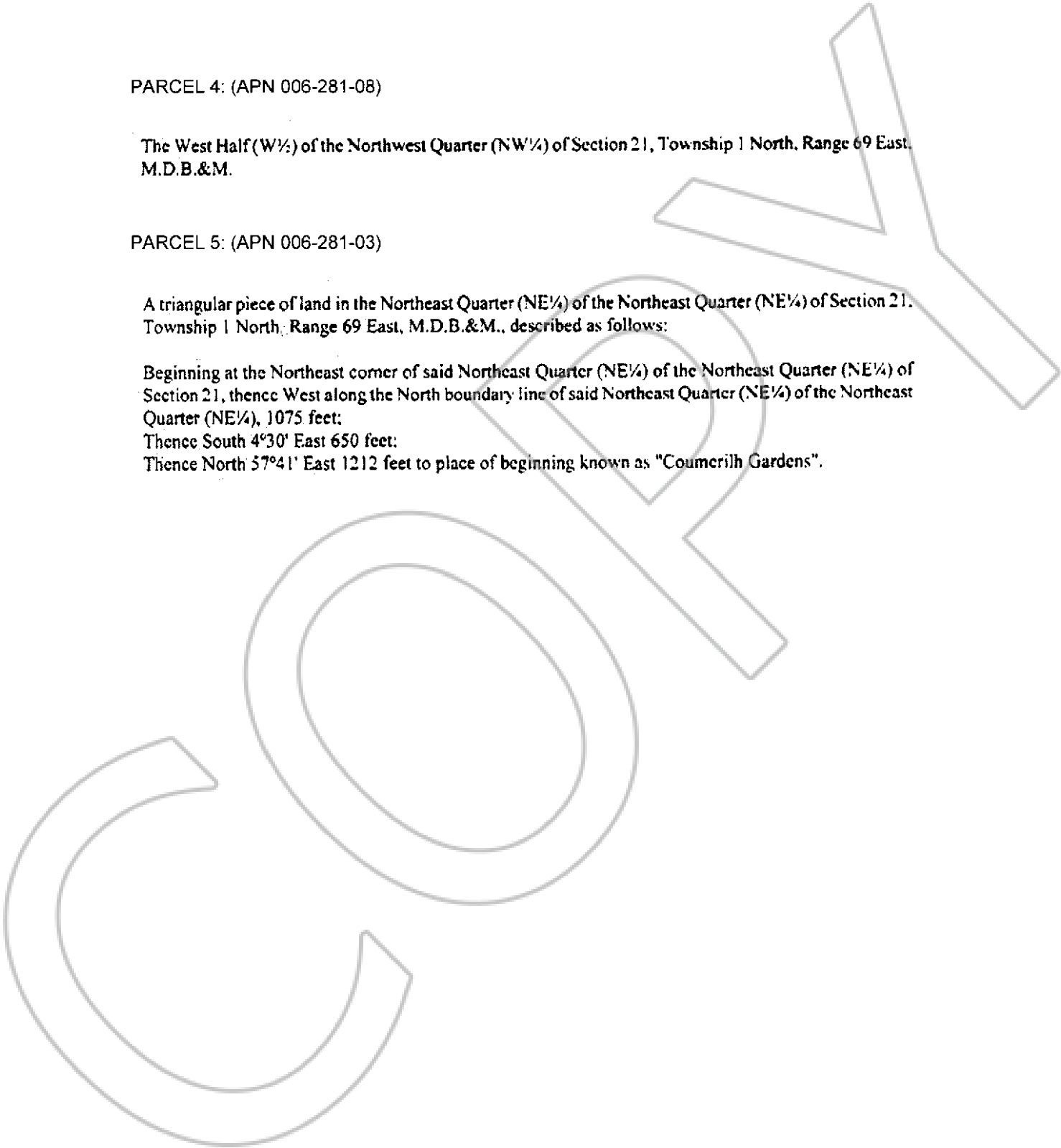
PARCEL 5: (APN 006-281-03)

A triangular piece of land in the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 21, Township 1 North, Range 69 East, M.D.B.&M., described as follows:

Beginning at the Northeast corner of said Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 21, thence West along the North boundary line of said Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), 1075 feet:

Thence South 4 $^{\circ}$ 30' East 650 feet:

Thence North 57 $^{\circ}$ 41' East 1212 feet to place of beginning known as "Coumerilh Gardens".



Recording requested By
CHICAGO TITLE OF NEVADA

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$44.00
Recorded By: AE RPTT: \$1,302.60
Book- 304 Page- 0397

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 006-251-03
- b)
- c) 006-281-02, 03, 08, 13 and 15

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
- i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$333,921.90

Deed in Lieu of Foreclosure Only (value of property):

()

Transfer Tax Value:

\$333,921.90

Real Property Transfer Tax Due:

\$ 1,302.60

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: 

Capacity: Grantor

Signature: _____

Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nevada Ranches, LLC, a Nevada limited liability company

Print Name: Blue Mountain Ranches of Nevada, LLC, a Nevada limited liability company

Address: 4021 PORT CHICAGO HWY
City, St., Zip: CONCORD, CA 94520

Address: 4021 Port Chicago Highway
City, St., Zip: Concord, CA 94520

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

Print Name: Chicago Title of Nevada, Inc.
Address: 9075 W. Diablo Drive, Ste. 100
City/State/Zip: Las Vegas, NV 89148

Escrow #: 14018020-086