

**Official Record**

Recording requested By  
CHICAGO TITLE OF NEVADA

**Lincoln County - NV**  
**Leslie Boucher - Recorder**

Fee: **\$42.00** Page 1 of 4  
RPTT: \$2,205.45 Recorded By: AE  
Book- 304 Page- 0403

APN: 006-301-032 *32 DC*

Affix R.P.T.T. \$2,205.45

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: 14018021-086-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\*\***

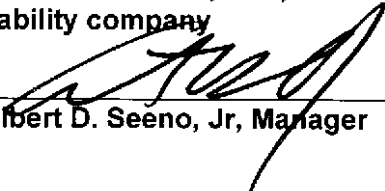


0149773

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

**SELLER:**

**Nevada Ranches, LLC, a Nevada limited liability company**

  
\_\_\_\_\_  
Albert D. Seeno, Jr, Manager

STATE OF \_\_\_\_\_ )

) ss.

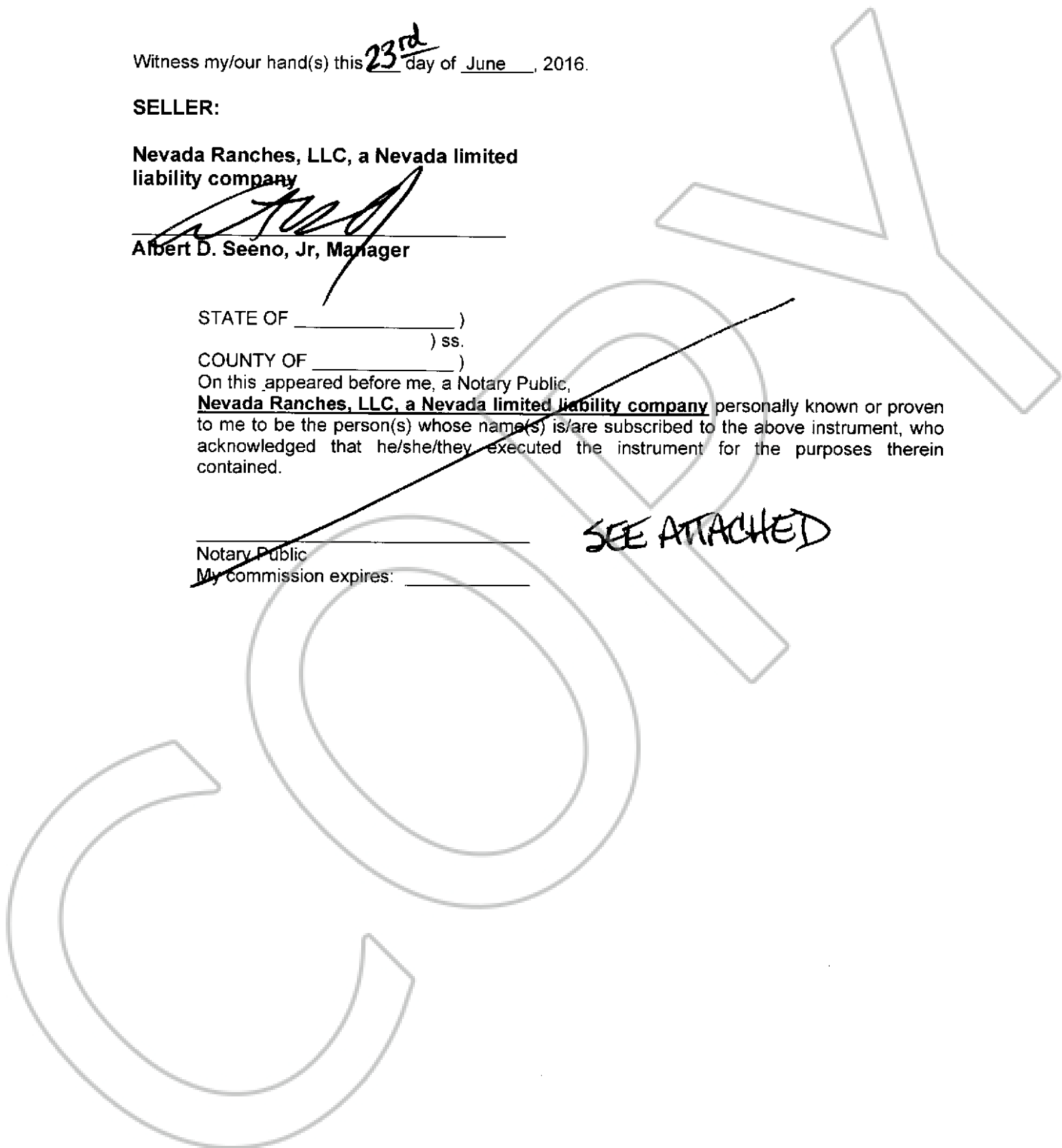
COUNTY OF \_\_\_\_\_ )

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 ATTACHED**

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_





**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT  
(Civil Code §1189)**

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

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF CONTRA COSTA )

On June 23, 2016, before me, Kathleen M. Blackard, a Notary Public, personally appeared Albert D. Seeno, Jr., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



*Kathleen M. Blackard*  
SIGNATURE OF NOTARY

\*\*\*\*\* OPTIONAL \*\*\*\*\*

Title or Type of Document: Grant, Bargain, Sale Deed

Signer(s) are Representing: Nevada Ranches, LLC

Document Date: June 23, 2016



Escrow No.: 14018021-086-JR

**EXHIBIT A  
LEGAL DESCRIPTION**

All that certain real property situate in Patterson Valley, Township 1 North, Range 68 East, M.D.M., Lincoln County, described as follows:

Land:

- Section 6: Southeast Quarter (SE $\frac{1}{4}$ ), Southwest Quarter (SW $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ ), Southwest Quarter (SW $\frac{1}{4}$ ); Northeast Quarter (NE $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ ), Southwest Quarter (SW $\frac{1}{4}$ ); South Half (S $\frac{1}{2}$ ), Southeast Quarter (SE $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ ), Southwest Quarter (SW $\frac{1}{4}$ ); South Half (S $\frac{1}{2}$ ), Northeast Quarter (NE $\frac{1}{4}$ ), Southwest Quarter (SW $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ ); Southeast Quarter (SE $\frac{1}{4}$ ), Northwest Quarter (NW $\frac{1}{4}$ ), Southwest Quarter (SW $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ ); South Half (S $\frac{1}{2}$ ), Southwest Quarter (SW $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ ); South Half (S $\frac{1}{2}$ ); Northwest Quarter (NW $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ ); Southwest Quarter (SW $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ );
- Section 7: North Half (N $\frac{1}{2}$ ), Northeast Quarter (NE $\frac{1}{4}$ ); North Half (N $\frac{1}{2}$ ), South Half (S $\frac{1}{2}$ ), Northeast Quarter (NE $\frac{1}{4}$ ); South Half (S $\frac{1}{2}$ ), Southwest Quarter (SW $\frac{1}{4}$ ), Northeast Quarter (NE $\frac{1}{4}$ ); Southwest Quarter (SW $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ ), Northeast Quarter (NE $\frac{1}{4}$ ); North Half (N $\frac{1}{2}$ ), Southeast Quarter (SE $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ ), Northeast Quarter (NE $\frac{1}{4}$ ); Southwest Quarter (SW $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ ), Northeast Quarter (NE $\frac{1}{4}$ ); Northeast Quarter (NE $\frac{1}{4}$ ), Northwest Quarter (NW $\frac{1}{4}$ ); North Half (N $\frac{1}{2}$ ), Southeast Quarter (SE $\frac{1}{4}$ ), Northwest Quarter (NW $\frac{1}{4}$ ); Southwest Quarter (SW $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ ), Northwest Quarter (NW $\frac{1}{4}$ ); Northwest Quarter (NW $\frac{1}{4}$ ), Northeast Quarter (NE $\frac{1}{4}$ ), Northwest Quarter (NW $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ ); Northwest Quarter (NW $\frac{1}{4}$ ), Northwest Quarter (NW $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ ); West Half (W $\frac{1}{2}$ ), Southwest Quarter (SW $\frac{1}{4}$ ), Northwest Quarter (NW $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ ); West Half (W $\frac{1}{2}$ ), West Half (W $\frac{1}{2}$ ), Southwest Quarter (SW $\frac{1}{4}$ ), Southeast Quarter (SE $\frac{1}{4}$ );
- Section 8: West Half (W $\frac{1}{2}$ ), West Half (W $\frac{1}{2}$ ), Northwest Quarter (NW $\frac{1}{4}$ ), Northwest Quarter (NW $\frac{1}{4}$ ); Northwest Quarter (NW $\frac{1}{4}$ ), Northwest Quarter (NW $\frac{1}{4}$ ), Southwest Quarter (SW $\frac{1}{4}$ ), Northwest Quarter (NW $\frac{1}{4}$ ).

Recording requested By  
CHICAGO TITLE OF NEVADA

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$42.00  
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STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 006-301-~~032~~ 32 42
- b)
- c)

2. Type of Property:

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'/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:

\$565,098.60

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

( )

Transfer Tax Value:

\$565,098.60

Real Property Transfer Tax Due:

\$2,205.45

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, I.L.C, 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 #: 14018021-086