

Official Record

Recording requested By
CHICAGO TITLE OF NEVADA

Lincoln County - NV
Leslie Boucher - Recorder
Fee: **\$43.00** Page 1 of 5
RPTT: \$5,900.70 Recorded By: AE
Book- 304 Page- 0407

APN: 005-031-01, 005-181-04

Affix R.P.T.T. \$: 5,900.70

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: 14018014-086-JR



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Geyser Ranch, 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****



0149774

Book: 304

06/27/2016

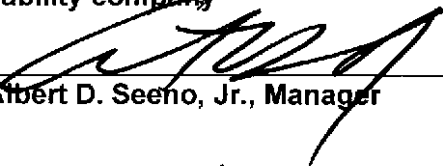
Page: 408

Page 2 of 5

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

SELLER:

Geyser Ranch, LLC, a Nevada limited liability company

X 
Albert D. Seeno, Jr., Manager

STATE OF _____)

) ss.

COUNTY OF _____)

On this appeared before me, a Notary Public,
Geyser Ranch, 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.

Notary Public

My commission expires: _____

See Attached



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: Geyser Ranch, LLC

Document Date: June 23, 2016



Escrow No.: 14018014-086-JR

EXHIBIT A
LEGAL DESCRIPTION

COUNTY OF LINCOLN, STATE OF NEVADA:

PARCEL 3:

Township 9 North, Range 66 East, M.D.M.:

Section 6: The West Half (W ½) of the Northwest Quarter (NW ¼) being Lots Four (4) and Five (5) of the Northwest Quarter (NW ¼); the East Half (E ½) of the Northwest Quarter (NW ¼); the West Half (W ½) of the Northeast Quarter (NE ¼); the West Half (W ½) of the Southwest Quarter (SW ¼) being Lots Six (6) and Seven (7) of the Southwest Quarter (SW ¼); the East Half (E ½) of the Southwest Quarter (SW ¼) and the West Half (W ½) of the Southeast Quarter (SE ¼);

Section 7: The Northwest Quarter (NW ¼) being Lots One (1) and Two (2) of the Northwest Quarter (NW ¼) and the East Half (E ½) of the Northwest Quarter (NW ¼); the West Half (W ½) of the Northeast Quarter (NE ¼); the Southwest Quarter (SW ¼) being Lots Three (3) and Four (4) of the Southwest Quarter (SW ¼) and the East Half (E ½) of the Southwest Quarter (SW ¼); the West Half (W ½) of the Southeast Quarter (SE ¼);

Section 18: The Northwest Quarter (NW ¼) being Lots One (1) and Two (2) of the Northwest Quarter (NW ¼) and the East Half (E ½) of the Northwest Quarter (NW ¼); the West Half (W ½) of the East Half (E ½); the Southwest Quarter (SW ¼);

Section 19: The West Half (W ½); the West Half (W ½) of the East Half (E ½);

Section 30: The West Half (W ½); the West Half (W ½) of the East Half (E ½);

Section 31: The Northwest Quarter (NW ¼); the West Half (W ½) of the Northeast Quarter (NE ¼); the North Half (N ½) of the Southwest Quarter (SW ¼); the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼);

Township 9 North, Range 65 East, M.D.M.:

Section 1: The North Half (N ½) being Lots One (1) and Two (2) of the Northeast Quarter (NE ¼) and the South Half (S ½) of the Northeast Quarter (NE ¼); the Southeast Quarter (SE ¼); Lot Three (3) being the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼); the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼); the East Half (E ½) of the Southwest Quarter (SW ¼);

Section 12: The East Half (E ½); the East Half (E ½) of the West Half (W ½);



Section 13: The Southeast Quarter (SE $\frac{1}{4}$); the Southwest Quarter (SW $\frac{1}{4}$); the Northeast Quarter (NE $\frac{1}{4}$); the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$); Excepting therefrom that portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 13 described as follows:

Being at a point on the West boundary of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 13, which lies South 38°48'12" East, a distance of 2010.06 feet from the Northwest (NW) corner of said Section 13; thence East a distance of 197.13 feet to a point; thence South a distance of 295.16 feet to a point; thence West a distance of 197.23 feet to a point on the West boundary; thence North 0°01'10" East, along said West boundary a distance of 295.1 feet to the Point of Beginning. (Reference Deed recorded May 12, 1995 in Book 113, Page 303 as File 103435)

Section 14: The Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$);

Section 23: The East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$); the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$);

Section 24: All

Section 25: All

Section 26: The Northeast Quarter (NE $\frac{1}{4}$); the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$);

Section 35: The East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$); the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$);

Section 36: The North Half (N $\frac{1}{2}$); the North Half (N $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$);

PARCEL 4:

Township 5 North, Range 66 East, M.D.M.:

Tract Thirty Eight (38) in Sections 5 and 6 according to the independent resurvey of said land accepted on February 19, 1959 by the Department of Interior.

Recording requested By
CHICAGO TITLE OF NEVADA

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$43.00
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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 005-031-01

b)

c) 005-181-04

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:

\$1,512,513.18

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

()

Transfer Tax Value:

\$ 1,512,513.18

Real Property Transfer Tax Due:

\$ 5,900.70

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 X 

Capacity Grantor

Signature X 

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name Geysler Ranch, 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 #: 14018014-086