Official Record Recording requested By FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

- Recorder Leslie Boucher Page 1 Fee: \$35.00 of 4

RPTT: \$1,228.50 Recorded By: AE Book- 316 Page- 0293



When Recorded Mail To: Mail Tax Statements To: Blue Mountain Ranches of Nevada LLC 4021 Port Chicago Hwy

ML

003-230-06 and 07

121-2524159 (MLR) \$224.25 1728 50

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Nevada Ranches, LLC, a Nevada limited liability company, which acquired title as Tuffy Ranch Properties, LLC, a Nevada limited liability company

do(es) hereby GRANT, BARGAIN and SELL to

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

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

PARCEL 1:

A.P.N.:

File No:

R.P.T.T.:

Concord, CA 94520

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4), THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), AND THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. &M., WHICH LIES EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 93.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE EXISTING RAILROAD RIGHT-OF-WAY.

PARCEL 2:

THE WEST HALF (W 1/2) OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. &M.

Subject to

- 1. All general and special taxes for the current fiscal year.
- Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: December 12, 2017 (SEE SIGNATURE ON NEXT PAGE)



	\ \
Nevada Ranches, LLC, a Nevada limited liability company	~ \ \
THE STATE OF THE S	
By:	
Name: Albert D. Seeno, Jr. Title: Manager	
	**SEE ATTACHED NOTARY ACKNOWLEDGMENT*
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\	. \ / /
STATE OF)	\
COUNTY OF)	
This is the second of the seco	
This instrument was acknowledged before me on	by
()	\ \
Notary Public (My commission expires:)	
(iny continuosion expires)	/ /
This Notary Acknowledgement is attached to that conductive December 12, 2017 under Escrow No. 121-2524	
December 12, 2017	
<u> </u>	

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 December 12, 2017, 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.

KATHLEEN M. BLACKARD
Commission # 2110456
Notary Public - California
Contra Costa County
My Comm. Expires May 8, 2019

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.

SIGNATURE OF NOTARY

DOC # DV-153442

12/19/2017

02:19 PM

Official Record

Lincoln County - NV

Leslie Boucher - Recorder

Recording requested By FIRST AMERICAN TITLE COMPANY

STATE OF NEVADA DECLARATION OF VALUE

Fee: \$35.00 RPTT: \$1,228.50 Assessor Parcel Number(s) Page 1 of 1 Recorded By: RE a) 003-230-06 and 07 Book- 316 Page-0293 Type of Property Vacant Land b) FOR RECORDERS OPTIONAL USE Single Fam. Res. c) Condo/Twnhse **d**) | 2-4 Plex Book Page: e) Apt. Blda. f) Comm'l/Ind'l Date of Recording: 9) Agricultural h) Mobile Home Notes: () Other 314,926 a) Total Value/Sales Price of Property: \$57,200.00 b) Deed in Lieu of Foreclosure Only (value of property) 34926 c) Transfer Tax Value: \$57,200.00 \$224.25 VA28.50 d) Real Property Transfer Tax Due If Exemption Claimed: Transfer Tax Exemption, per 375,090, Section: b. Explain reason for exemption: 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: Capacity: Signature: Capacity: SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION (REQUIRED) (REQUIRED) Blue Mountain Ranches of Print Name: Nevada Ranches, LLC Print Name: Nevada LLC 4021 Port Chicago Hwy 4021 Port Chicago Hwy Address: City: Concord City: Concord Zip: State: CA 94520 State: CA Zip: 94520 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company File Number: 121-2524159 MLR/ MLR Address 5310 Kietzke Lane, Suite 100 City: Reno State: NV Zip: 89511-2043

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)