

A.P.N.: 003-230-06 and 07
File No: 121-2524159 (MLR)
R.P.T.T.: ~~\$224.25~~ 1228.50
AL



0153442

When Recorded Mail To: Mail Tax Statements To:
Blue Mountain Ranches of Nevada LLC
4021 Port Chicago Hwy
Concord, CA 94520

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:

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.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.



0153442

Book: 316
Page: 294

12/19/2017
Page: 2 of 4

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)

COPY

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$35.00
Recorded By: AE RPTT: \$1,228.50
Book- 316 Page- 0293

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 003-230-06 and 07
 - 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
 - i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: 314,926
~~\$57,200.00~~
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$57,200.00 314,926
- d) Real Property Transfer Tax Due: \$224.25 1228.50

- 4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption, per 375.090, Section: _____
 - b. Explain reason for exemption: _____

- 5. 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: [Signature]
 Signature: [Signature]
SELLER (GRANTOR) INFORMATION (REQUIRED)

Capacity: [Signature]
 Capacity: [Signature]
BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Nevada Ranches, LLC
 Address: 4021 Port Chicago Hwy
 City: Concord
 State: CA Zip: 94520

Print Name: Nevada LLC
 Address: 4021 Port Chicago Hwy
 City: Concord
 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