

A.P.N.: 003-230-01, 003-240-01
File No: 121-2524160 (MLR)
R.P.T.T.: \$193.05



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

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 SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.M.**

EXCEPT THAT PORTION LYING WITHIN THE RAILROAD RIGHT-OF-WAY.

PARCEL 2:

**THE WEST HALF OF THE NORTHEAST QUARTER; NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER; SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND
THE SOUTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH,
RANGE 67 EAST, M.D.M.**

EXCEPT THAT PORTION LYING WITHIN THE RAILROAD RIGHT-OF-WAY.

PARCEL 3:

**THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (ALSO KNOWN AS LOT 3);
WEST HALF OF THE NORTHEAST QUARTER; AND THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.M.**

EXCEPT THAT PORTION CONVEYED TO THE STATE OF NEVADA IN DEED RECORDED



MAY 01, 1937 IN BOOK E-1, PAGE 229 AS DOCUMENT NO. 12007 OF DEED RECORDS.

ALSO EXCEPT THAT PORTION LYING WITHIN THE RAILROAD RIGHT-OF-WAY.

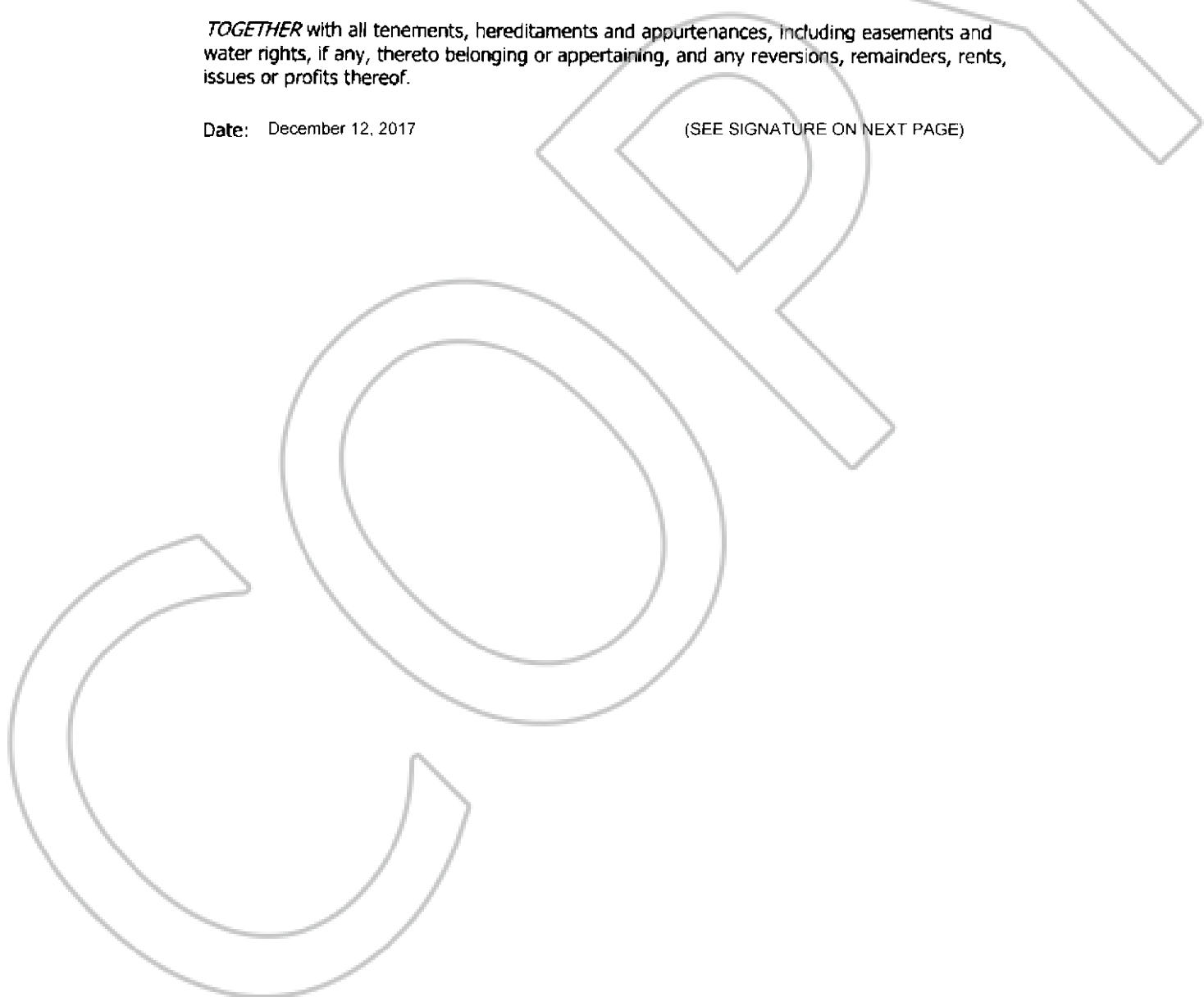
Subject to

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.

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)





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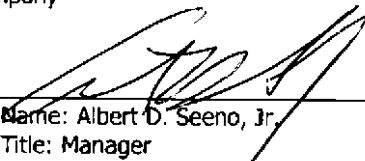
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12/19/2017

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Nevada Ranches, LLC, a Nevada limited liability company

By: 
 Name: Albert D. Seeno, Jr.
 Title: Manager

SEE ATTACHED NOTARY ACKNOWLEDGMENT

STATE OF _____)
) ss.
 COUNTY OF _____)

This instrument was acknowledged before me on _____ by

 Notary Public
 (My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated December 12, 2017 under Escrow No. **121-2524160**.



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.

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

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$35.00
Recorded By: AE RPTT: \$193.05
Book- 316 Page- 0297

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 - a) 003-230-01 and 003-240-01
 - 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) Comm1/Ind1
 - 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: \$49,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$49,500.00
- d) Real Property Transfer Tax Due \$193.05

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 2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: Manager
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

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

Print Name: Blue Mountain Ranches of 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: 121-2524160 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)