

APN: 013-030-18; 013-030-21; 013-160-02;
013-160-03; and 013-160-63

ESCROW NO. Cow County Title 80172

**MAIL TAX STATEMENTS AND
WHEN RECORDED RETURN TO:**

Hydroponics, Inc.
c/o Steven Handelin, Esq.
HANDELIN LAW, LTD.
1000 N. Division St., Suite 201
Carson City, NV 89703

LINCOLN COUNTY, NV **2018-155426**
RPTT:\$3900.00 Rec:\$35.00
Total:\$3,935.00 11/21/2018 02:17 PM
COW COUNTY TITLE Pgs=7 AK



OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

**GRANT, BARGAIN AND SALE DEED
(Water Rights and Mineral Rights)**

THIS INDENTURE is made this 15th day of November 2018, by and between 3J Cattle LLC, a Nevada limited liability company ("Grantor") and Hydroponics, Inc., a California corporation ("Grantee").

WITNESSETH

That Grantor, for and in consideration of the sum of \$10.00 (TEN AND 00/100 DOLLARS), lawful money of the United States of America, and other good and valuable consideration, the receipt of which is hereby specifically acknowledged, does grant, bargain, sell and convey unto Grantee and to its successors, administrators, executors, heirs, and assigns forever, all of Grantor's right, title and interest in and to that lot, piece or parcel of real property and appurtenances, situated in the County of Lincoln, State of Nevada, more particularly described in Exhibit "A" attached.

TOGETHER WITH, all springs, wells, water and water rights applied for, adjudicated, appropriated, decreed, vested, or appurtenant to the subject property, or any portion thereof, including all permits, applications, proofs, certificates and maps thereof, and all dams, ditches, diversions, licenses, easements, structures, measuring devices, head gates, culverts, ponds, reservoirs, canals, pipelines, well casings, well pumping equipment, troughs and all means, methods, and systems of diverting and using water and water rights and applying them to beneficial use on the subject property, or any portion thereof, or not or hereinafter used or enjoyed in connection therewith and for the repair, cleaning, replacement and maintenance of such facilities, and including but not limited to, all irrigation, stock water, domestic, or any other use or rights to

use water on or appurtenant to the subject property, including but not limited to all of those rights under State of Nevada Water Permit 82021.

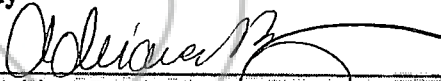
PROVIDED, HOWEVER, that Grantor represents and warrants, as to such water rights, only that neither it, nor its principals, have previously conveyed such water rights to others, and that to the best of its knowledge and belief that such water rights are in good standing.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto the Grantee and to his successors, administrators, executors, heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this Grant Bargain and Sale Deed effective the day and year first above written.

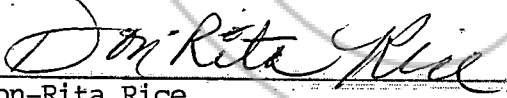
GRANTOR

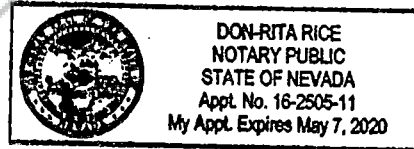
3J CATTLE LLC, a Nevada Limited Liability Company

By: 
Adriana Brackenbury, Manager

STATE OF NEVADA)
COUNTY OF LINCOLN) ss.

On this 16th day of November 2018, personally appeared before me, a Notary Public, Adriana Brackenbury, who executed the foregoing instrument for the uses and purposes therein described.


Don-Rita Rice
NOTARY PUBLIC
My Commission Expires: 5/7/20



COPY

EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein is described as follows:

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

PARCEL 1:

Those parcels of land situate in Sections 2 and 11, Township 3 South, Range 67 East, M.D.B. & M., more particularly described as follows:

The North Half (N1/2) of the Northeast Quarter (NE1/4) of Section 11;
That portion of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section 11, and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section 2, lying and being East of the right of way of the Union Pacific Railroad Company and the Caliente and Pioche Railroad.

Also that certain parcel of land situate in the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 2; and the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 11; all in Township 3 South, Range 67 East, M.D.B. & M., more particularly described as follows:

Commencing at a point 325 feet West of the Northeast corner of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 2;

Thence running South 27°30' West, 1188.2 feet to the true point of beginning;

Thence continuing South 27°30' West, 1070 feet;

Thence North 930 feet;

Thence North 22°26' East, 200 feet;

Thence East 400 feet more or less, to the true point of beginning.

PARCEL 2:

Situate in the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 2, Township 3 South, Range 67 East, M.D.B. & M., more particularly described as follows:

Beginning at the South One Quarter corner of Section 2, Township 3 South, Range 67 East, M.D.B. & M.;

Thence North 0°17'06" West, a distance of 1313.65 feet;

Thence East 382.00 feet;

Thence South 0°22'08" West, a distance of 1313.38 feet;

Thence North 89°42' West, a distance of 367.00 feet to the point of beginning.

TOGETHER WITH THE REAL PROPERTY LOCATED WITHIN OR BETWEEN PARCELS ONE AND TWO ABOVE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at a found 3.25" diameter Bureau of Land Management brass Section Corner Monument stamped "T3S R63E S3 S2 S10 S11 1971" 7 inches above ground in stone mound with t-post;

Said point rests South 00°11'17" West, a distance of 2,845.98 feet from another found 3.25" diameter Bureau of Land Management brass Quarter Corner Monument stamped "1/4 S 3 S 2 1971" 4 inches above ground in stone mound;

Thence South 65°41'45" East, a distance of 1,487.89 feet, to a point of intersection with the former Westery Railway right of way and the Westery boundary of that land defined as the McInnis Family Trust Record of Survey recorded January 2, 2015 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 143 as File No. 146538, Lincoln County, Nevada records, hereinafter referred to as McInnis Trust Boundary, said point is also on the West sixteenth line of Section 11, being **THE TRUE POINT OF BEGINNING**;

Thence North 26°59'41" East, a distance of 1,026.67 feet to a point of intersection with said former Westery Railway right of way and McInnis Trust Boundary;

Thence South 67°30'59" East, at right angles to U.S. Highway 93, a distance of 100.31 feet to a point on the centerline of the former Railroad right of way, said point marked with a 1.5" diameter aluminum monument stamped "Artisan PLS 9677 PCOR CL Row", said monument hereinafter referred to as Artisan Monument;

Thence North 26°59'41" East, a distance of 1,232.32 feet to a point marked by an Artisan Monument;

Thence North 89°31'00" East, a distance of 112.72 feet;

Thence South 26°59'41" West, a distance of 2,671.44 feet;

Thence North 01°12'54" West, a distance of 211.55 feet to the former centerline of the Railroad right of way marked by an Artisan Monument;

Thence continuing said course a distance of 211.55 feet to the point of beginning.

The property described above being the real property existing within the boundaries of the Union Pacific Railroad right of way as adjudicated in the District Court, Lincoln County, Nevada, Case No. 53-11-2000LC, Stipulation and Judgment to Quiet Title and of Adverse Possession, recorded July 28, 2003 in Book 175 of Official Records, page 106 as File No. 120590, Lincoln County, Nevada records.

The above legal description is a metes and bounds description and was obtained from a Grant, Bargain, Sale Deed, recorded May 27, 2015 in Book 295 of Official Records, page 499, as File No. 147563, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 013-080-18; 013-030-21; 013-160-02;
013-160-03; and 013-160-63

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) Multiple APN's _____
- b) 013-030-18; 013-030-21; _____
- c) 013-160-02; 013-160-03 and _____
- d) 013-160-63 _____

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/Sale Price of Property

\$1,000,000.00

Deed in Lieu of Foreclosure Only (value of Property) (_____)

Transfer Tax Value: \$1,000,000.00

Real Property Transfer Tax Due: \$3,900.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 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 _____ Capacity Grantor
 JARED BRACKENBURY, Manager

Signature _____ Capacity Grantee
 BRANDON BURKHART, President

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: 3J CATTLE, LLC., a Nevada Limited Liability Company
 Address: P O Box 749
 City: Caliente
 State: NV Zip: 89008

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: HYDROPONICS INC., a California Corporation
 Address: 3800 Wacker Dr
 City: Mira Loma
 State: CA Zip: 91752

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Cow County Title Co. Escrow #: 80172
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

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 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/Sale Price of Property \$1,000,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$1,000,000.00
 Real Property Transfer Tax Due: \$3,900.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest Percentage being transferred: 100 %
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Signature _____ Capacity Grantor
JARED BRACKENBURY, Manager

Signature *Brandon Burkhart* Capacity Grantee
BRANDON BURKHART, President

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: 3J CATTLE, LLC., a Nevada Limited Liability Company
 Address: P O Box 749
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: HYDROPONICS INC., a California Corporation
 Address: 3800 Wacker Dr
 City: Mira Loma
 State: CA Zip: 91752

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Co. Escrow #: 80172
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