

APN 005-121-01, 02, 04, 05, 06,
09 thru 12 and 005-181-01,
02 and 10 thru 14; 005-201-03

APN _____

APN _____



00002523201901562500000091

OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN AND SALE DEED

Title of Document

Affirmation Statement

X I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law:

(State specific law)

Nevada Ranches, LLC

Manager

Signature

Title

By: Albert D. Seeno, Jr.

Print

May 13, 2019

Date

Grantees address and mail tax statement:

Blue Mountain Ranches of Nevada, LLC

4021 Port Chicago Highway

Concord, CA 94520

A.P.N.: 005-121-01,02,04,05,06 09 thru 12 and
005-181-01,02 and 10 thru 14; 005-201-03
File No: 121-2548739 (MLR)
R.P.T.T.: \$10,140.00

When Recorded Mail To: Mail Tax Statements To:
Blue Mountain Ranches of Nevada
4021 Port Chicago Highway
Concord, CA 94521

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, a Nevada limited liability company

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

PARCEL 1:

TOWNSHIP 6 NORTH, RANGE 66 EAST, M.D.B. & M.:

SECTION 3: THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4);

SECTION 4: THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4);

SECTION 9: THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4);

SECTION 10: THE NORTHWEST QUARTER (NW 1/4);

PARCEL 2:

TOWNSHIP 6 NORTH, RANGE 66 EAST, M.D.B. & M.:

SECTION 19: THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4);

SECTION 20: THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4);

SECTION 28: THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4);

SECTION 29: THE NORTHEAST QUARTER (NE 1/4) AND THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4);

SECTION 30: THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4);

PARCEL 3:

TOWNSHIP 6 NORTH, RANGE 66 EAST, M.D.B. & M.:

SECTION 27: THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4);

SECTION 28: THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4);

PARCEL 4:

TOWNSHIP 6 NORTH, RANGE 66 EAST, M.D.B. & M.:

SECTION 34: THE EAST HALF (E 1/2);

PARCEL 5:

TOWNSHIP 6 NORTH, RANGE 66 EAST, M.D.B. & M.:

SECTION 34: THE WEST HALF (W 1/2);

PARCEL 6:

TOWNSHIP 6 NORTH, RANGE 66 EAST, M.D.B. & M.:

SECTION 16: THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (1/4);

SECTION 21: THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4);

SECTION 22: THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) AND THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4);

EXCEPTING FROM SECTIONS 15 AND 22 THE FOLLOWING PARCEL:

BEGINNING AT A POINT WHICH BEARS NORTH 53°25'40" WEST, FOR A DISTANCE OF 198.5 FEET FROM THE QUARTER CORNER OF SECTIONS 15-22, TOWNSHIP 6 NORTH, RANGE 66 EAST, M.D.B. & M; THENCE DUE SOUTH FOR A DISTANCE OF 90 FEET TO A POINT IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 22; THENCE DUE EAST

FOR A DISTANCE OF 90 FEET TO A POINT IN THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 22; THENCE DUE NORTH FOR A DISTANCE OF 90 FEET TO A POINT IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15; THENCE DUE WEST FOR A DISTANCE OF 90 FEET TO SAID POINT OF BEGINNING, AS CONVEYED TO THE LINCOLN COUNTY POWER DISTRICT NO. 1 BY DEED RECORDED FEBRUARY 2, 1970 IN BOOK "N-1" OF REAL ESTATE DEEDS, PAGE 498, LINCOLN COUNTY, NEVADA.

SECTION 27: THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4);

SECTION 28: THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4);

PARCEL 7:

TOWNSHIP 6 NORTH, RANGE 66 EAST, M.D.B. & M.:

SECTION 22: THE SOUTHEAST QUARTER (SE 1/4);

SECTION 27: THE NORTHEAST QUARTER (NE 1/4);

PARCEL 8:

TOWNSHIP 6 NORTH, RANGE 66 EAST, M.D.B. & M.:

SECTION 35: THE WEST HALF (W 1/2);

PARCEL 9:

TOWNSHIP 6 NORTH, RANGE 66 EAST, M.D.B. & M.:

SECTION 33: THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) AND THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4);

PARCEL 10:

TOWNSHIP 5 NORTH, RANGE 66 EAST, M.D.B. & M.:

SECTION 2: THE WEST HALF (W 1/2);

PARCEL 11:

TOWNSHIP 5 NORTH, RANGE 66 EAST, M.D.B. & M.:

SECTION 3: THE EAST HALF (E 1/2);

PARCEL 12:

TOWNSHIP 5 NORTH, RANGE 66 EAST, M.D.B. & M.:

SECTION 11: THE NORTH HALF (N 1/2);

PARCEL 13:

TOWNSHIP 5 NORTH, RANGE 66 EAST, M.D.B. & M.:

SECTION 10: THE EAST HALF (E 1/2);

PARCEL 14:

TOWNSHIP 5 NORTH, RANGE 66 EAST, M.D.B. & M.:

SECTION 10: THE WEST HALF (W 1/2);

PARCEL 15:

TOWNSHIP 5 NORTH, RANGE 66 EAST, M.D.B. & M.:

SECTION 2: LOTS 5 AND 6 AND THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4);

PARCEL 16:

TOWNSHIP 5 NORTH, RANGE 66 EAST, M.D.B. & M.:

SECTION 3: THE SOUTHWEST QUARTER (SW 1/4);

SECTION 4: THE SOUTHEAST QUARTER (SE 1/4);

PARCEL 17:

TOWNSHIP 6 NORTH, RANGE 66 EAST, M.D.B. & M.:

SECTION 15: THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4);

EXCEPTING THEREFROM A PARCEL OF LAND 100 FEET BY 100 FEET CONVEYED TO LINCOLN COUNTY TELEPHONE SYSTEM, INC. BY DEED RECORDED FEBRUARY 16, 1970 IN BOOK "O-1" OF REAL ESTATE DEEDS, PAGE 4, LINCOLN COUNTY, NEVADA. LOCATED IN THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 66 EAST, M.D.B. & M, LAKE VALLEY LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), AND RUNNING THENCE SOUTH ALONG THE QUARTER SECTION LINE 100 FEET; THENCE AT RIGHT ANGLES 100 FEET WEST; THENCE AT RIGHT ANGLES 100 FEET NORTH; THENCE AT RIGHT ANGLES 100 FEET EAST TO THE POINT OF BEGINNING.

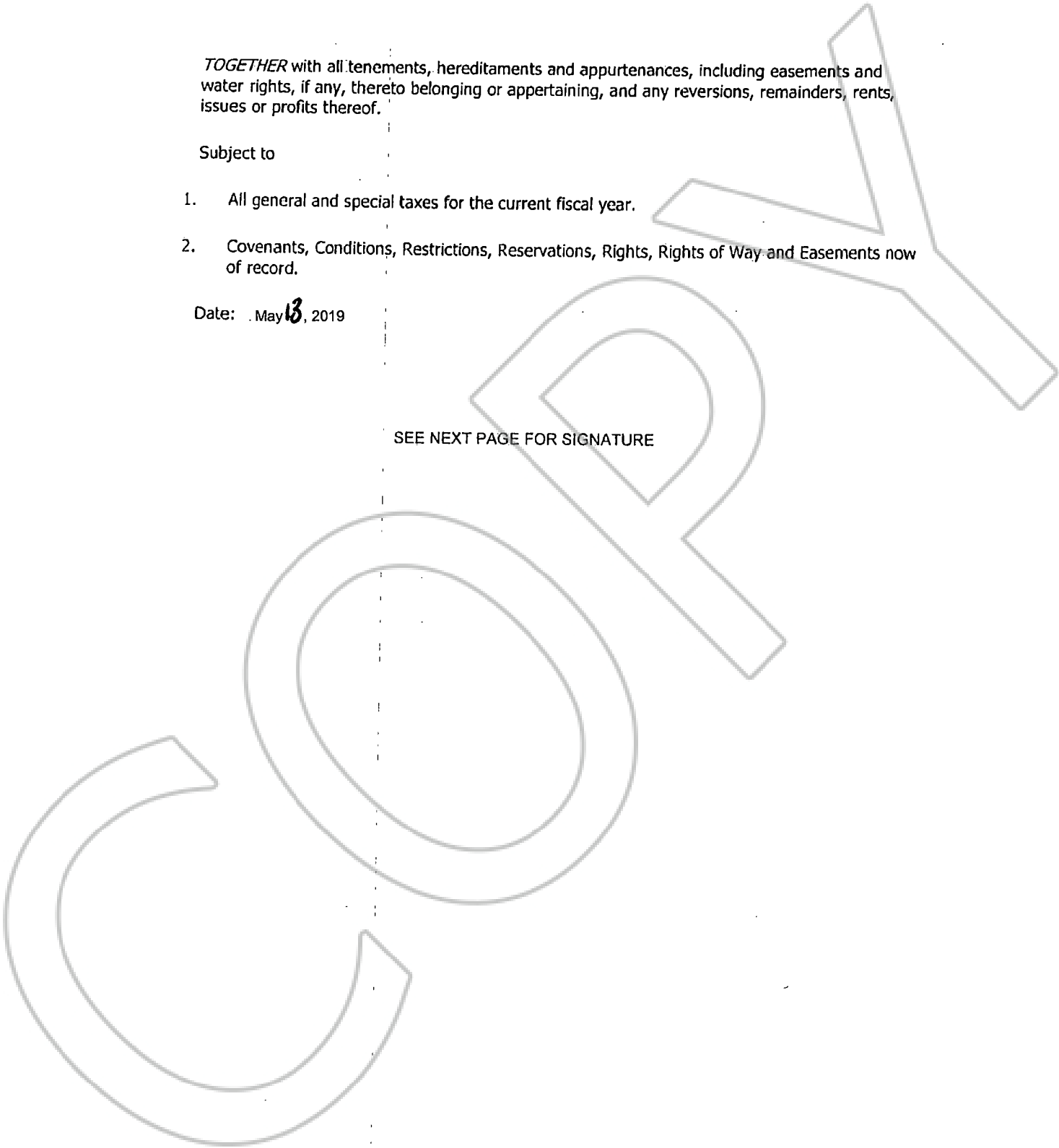
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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.

Date: . May 13, 2019

SEE NEXT PAGE FOR SIGNATURE



Nevada Ranches, LLC, a Nevada limited liability company

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

STATE OF _____)
COUNTY OF _____)

: ss.

SEE ATTACHED NOTARY ACKNOWLEDGMENT

This instrument was acknowledged before me on _____ by
Albert D. Seeno Jr..

Notary Public
(My commission expires: _____)

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 May 13, 2019, before me, TRACEY L. MARQUIT, 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.



Tracey L. Marquit
SIGNATURE OF NOTARY

***** OPTIONAL *****

Title or Type of Document: Grant, Bargain and Sale Deed

Signer(s) are Representing: Nevada Ranches, LLC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 005-121-01, 02, 04, 05, 06, 09 thru 12 and
 b) 005-181-01, 02 and 10 thru 14;
 c) 005-201-03
 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 2,600,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$2,600,000.00
 Real Property Transfer Tax Due \$10,140.00

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: _____ %

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] Capacity Seller; Manager

Signature [Signature] Capacity Buyer; Authorized Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Blue Mountain Ranches of NV, LLC
 Address: 4021 Port Chicago Highway
 City: Concord
 State: CA Zip: 94520

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____