

**Mail Tax Statements to:**

Attn: S. Lichti  
Blue Mountain Ranches of Nevada LLC  
4021 Port Chicago Highway  
Concord, California 94520



OFFICIAL RECORD  
AMY ELMER, RECORDER

**When Recorded Mail to:**

Attn: E. Cargill  
Wingfield Nevada Group  
3100 State Route 168 // P.O. Box 37010  
Coyote Springs, Nevada 89037

**Water Rights Quitclaim Deed**  
**[Lake Valley Farms – Lincoln County – Nev-Ranches to BMtn NV]**

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Nevada Ranches, LLC, a Nevada limited partnership ("Grantor"), does hereby quitclaim to Blue Mountain Ranches of Nevada LLC, a Nevada limited liability company, ("Grantee"), whose address is 4021 Port Chicago Highway, Concord, California 94520, all right, title and interest in and to those certain water rights situate in the County of Lincoln, State of Nevada, appropriated under the permits (and certificates) which are more particularly described on Exhibit A attached hereto and incorporated herein, together with, all and singular, the tenements, hereditaments and appurtenances thereto belonging or appertaining, including, without limitation, any and all supplemental rights or other rights associated or used in connection therewith,

SUBJECT TO all restrictions and encumbrances of record, excepting monetary liens.

Dated this 29th day of October, 2019.

**GRANTOR:**

**NEVADA RANCHES, LLC,**  
**a Nevada limited liability company**

By:   
Albert D. Seeno, Jr., Manager



**Exhibit A**

**Description of Water Rights  
[Lake Valley Farms – Lincoln County – Nev-Ranches to BMtn NV]**

<u>Permit/Proof No.:</u>	<u>Permit/Proof No.:</u>	<u>Permit/Proof No.:</u>	<u>Permit/Proof No.:</u>
27806 (Cert. 8385)	72296	72297	72298
72299	72300	72301	72302
72303	72304	72305	72306
72308	72309	72310	72311
72312	72313	72314	72315
72316	72317	72318	72319
72320	72321	72322	72323
72324	72325	72329	72330
72331	72332	72333	72334
72335	72336	72337	72338
72339	72346	72347	72348
72349			

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. n/a  
 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  
 Other Water rights

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

3. a. Total Value/Sales Price of Property      \$ 250,000  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value:      \$ 250,000  
 d. Real Property Transfer Tax Due      \$ 975

**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: Manager  
 Albert D. Seeno, Jr.

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: LVF(LC) Nevada Ranches LLC  
 Address: 4021 Port Chicago Highway  
 City: Concord  
 State: CA      Zip: 94520

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

Print Name: Blue Mountain Ranches of Nevada, 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: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED