LINCOLN COUNTY, NV RPTT:\$975.00 Rec:\$35.00 Total:\$1,010.00

2019-157285 11/04/2019 10:44 AM

NEVADA RANCHES, LLC

Pgs=4 AE

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
Covote Springs, Nevada 89037

Water Rights Quitclaim Deed [Lake Valley Farms – <u>Lincoln County</u> – 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

10/15/19 -- 2019-10-14 LakeValley Water QCD NVR to B-Mtn-Nev LC_

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 October 29, 2019, 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.

KATHLEEN M. BLACKARD
Notary Public - California
Contra Costa County
Commission # 2289304
My Comm. Expires May 20, 2023

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.

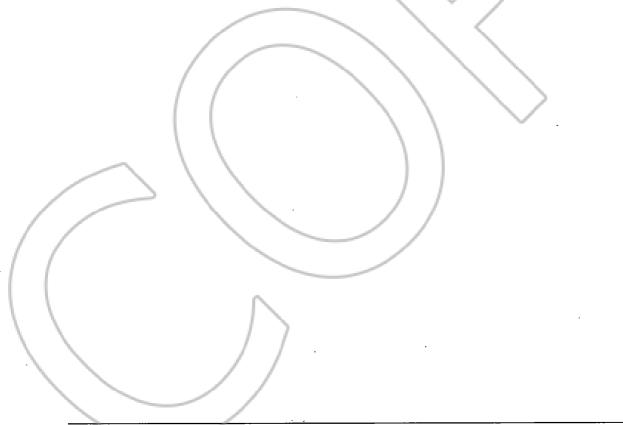
SIGNATURE OF NOTARY

Exhibit A

Description of Water Rights

[Lake Valley Farms – <u>Lincoln County</u> – Nev-Ranches to BMtn NV]

Permit/Proof No.:	Permit/Proof No.:	Permit/Proof No.:	Permit/Proof No.:
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

Assessor Parcel Number(s)	
a. n/a	\ \
b.	\ \
c.	\ \
d.	\ \
2. Type of Property:	\ \
a. Vacant Land b. Single Fam. Res.	POR PROCES
c. Condo/Twnhse d. 2-4 Plex.	FOR RECORDERS OPTIONAL USE ONLY
	BookPage:
o o o o o o o o o o o o o o o o o o o	Date of Recording:
g. Agricultural h. Mobile Home Other Water rights	Notes:
3.a. Total Value/Sales Price of Property	\$ 250,000
b. Deed in Lieu of Foreclosure Only (value of prope	3 <u>230,000</u>
c. Transfer Tax Value:	\$ 250,000
d. Real Property Transfer Tax Due	\$ 975
	373
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090, Se	ection
b. Explain Reason for Exemption:	
5. Partial Interest: Percentage being transferred:	%
The undersigned declares and acknowledges, under pe	Phalty of periury pursuant to NDC:275 000
and NRS 375.110, that the information provided is co	wrect to the best of their information 11, the
and can be supported by documentation if called upon	to substantiate the information and belief,
Furthermore, the parties agree that disallowance of any	delaimed examplian example and the site of
additional tax due, may result in a penalty of 10% of the NRS 375 030, the Power of 10% of the NRS 375 030, the Power of 10% of the NRS 375 030, the Power of 10% of the NRS 375 030, the Power of 10% of the NRS 375 030, the Power of 10% of the NRS 375 030, the Power of 10% of the NRS 375 030, the Power of 10% of the NRS 375 030, the Power of 10% of the NRS 375 030, the Power of 10% of the NRS 375 030, the Power of 10% of the 10% of the NRS 375 030, the Power of 10% of the 10% of t	tay due plus interest at 187
to NRS 375.030, the Buyer and Seller shall be jointly a	and severally lights for any of the
Y a little of the state of the	and severally hable for any additional amount owed.
Signature	Congritue Managar
Afbert D. Seeno, Jr.	Capacity:
Signature	Capacity:
SELLED (CDANTOD) INFORMATION	
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
THILL IVAILE. EVELEY NEW OCCURRENCE TO	Print Name: Blue Mountain Ranches of Nevada, LLC
Address:4021 Port Chicago Highway	Address: 4021 Port Chicago Highway
City: Concord State: CA Zip: 94520	City: Concord
State: CA Zip: 94520	State: CA Zip: 94520
COMPANY/DEDSON DECYMONICS	
COMPANY/PERSON REQUESTING RECORDIN Print Name:	G (Required if not seller or buyer)
Address:	Escrow #
Address: City:	
City.	State: Zip:

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED