



OFFICIAL RECORD
AMY ELMER, RECORDER

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

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
[Geyser Ranch – Lincoln County – GR to BMtn NV]


FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Geysers Ranch, 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:

GEYSER RANCH, LLC,
a Nevada limited liability company

By: 
Albert D. Seeno, Jr., Manager

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
(Civil Code §1189)

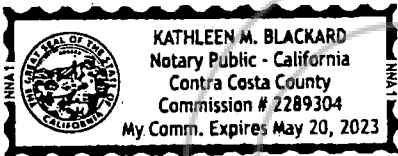
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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.

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
[Geysers Ranch – Lincoln County – GR to BMtn NV]**

<u>Permit/Proof No.:</u>	<u>Permit/Proof No.:</u>	<u>Permit/Proof No.:</u>	<u>Permit/Proof No.:</u>
3193	7480	7481	7483
7484	7495	7496	7499
8175	8176	8407	8670
9791	11291	11292	11294
11295	11296	11298	19083
19787	20110	20249	20383
20384	21422 (50%)	21744	23179
23781	23930	24039	24040
24045	24087	24494	24495
24551	25475	34607	35340 (0.0017 cfs)
35341 (0.0017 cfs)	35342 (0.0017 cfs)	35696	35697
35701	35761	35762	35763
35764	35765	35766	35767
35768	35773	35774	35775
35848 (450/510 interest)	35850	35851	35852
35853	35951	35952	35953
35954	35958	36177	36179
36180	43229	V01029	V01030 (cert.29)
V01291	V01293	V01499	V01500
V03683			

**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 (stock, surface)

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

3. a. Total Value/Sales Price of Property \$ 120,000
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 120,000
 d. Real Property Transfer Tax Due \$ 468

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: GR B-NV lc Geysar Ranch 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 buver)

Print Name: Nevada Ranches LLC Escrow # _____
 Address: 3100 SR168 PO Box 37010
 City: Coyle Springs NV 89027 State: _____ Zip: _____