

A portion of APNs:

006-261-28 and 006-261-40



00004335202001579430070077

OFFICIAL RECORD
AMY ELMER, RECORDER**When Recorded Return to:**Attn: Legal Department
3100 State Route 168
PO Box 37010
Coyote Springs, Nevada 89037**GRANT OF NON-EXCLUSIVE EASEMENT**

THIS GRANT OF NON-EXCLUSIVE EASEMENT ("Grant") is made as of ^{JANUARY} December 9, 2019, by Max McCrosky ("McCrosky") whose address is HC 74 Box 172, Pioche, Nevada 89043, Randy and Toni Lytle ("Lytle") whose address is HC 74, Box 180, Pioche, Nevada 89043 (each a "Grantor" and collectively the "Grantors"), in favor of Nevada Ranches, LLC, a Nevada limited liability company ("Grantee"), whose address is 4021 Port Chicago Highway, Concord, CA 94520.

RECITALS

A. McCrosky is the owner of the parcel situate in Eagle Valley, Lincoln County, Nevada identified by APN 006-261-28 as more fully described on Exhibit A attached hereto and incorporated herein ("McCrosky Burdened Parcel").

B. Lytle is the owner of the parcel situate in Eagle Valley, Lincoln County, Nevada identified by APNs 006-261-01 and 006-261-40 as more fully described on Exhibit A attached hereto and incorporated herein ("Lytle Burdened Parcel" and when taken together with the McCrosky Burdened Parcel, the "Burdened Parcel" or the "Burdened Parcels") which are more fully described on the attached Exhibit A.

C. Grantee is the owner of the parcel situate in Eagle Valley, Lincoln County, Nevada identified by APN 006-261-29 ("Benefitted Parcel") which is more fully described on the attached Exhibit B.

D. Grantee desires an access easement for vehicular and equipment and walking or riding, ingress and egress from the street to the Benefitted Parcel.

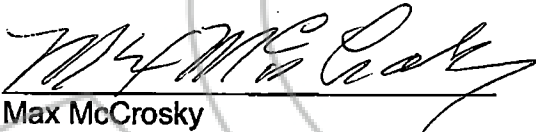
E. Grantors desire to grant a non-exclusive access easement over and across the Burdened Parcels.

NOW, THEREFORE, in consideration of the forgoing recitals and other good and valuable consideration, receipt of which is hereby acknowledged, Grantors hereby grant to Grantee, its successors and assigns, a non-exclusive access easement twenty-five (25) feet in width over, and through and under the Burdened Parcels for any access purposes Grantee desires, including, without limitation, vehicular, equipment, walking, riding, or OHV, the area being generally described as shown on Exhibit "C" attached hereto and incorporated herein ("Access Easement"). Grantee or its agent may run a mower, or other grading or clearing equipment across the Access Easement in order to create a smooth or useable surface for access, and may, but is not required to, add sand, gravel, dirt or other similar material to create a better access route.

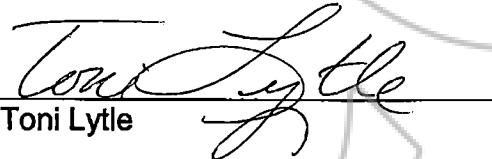
This Access Easement is granted in perpetuity and shall run with the land of each of the Burdened Parcels unless Grantee consents, in a written and recorded instrument, to the removal of the Access Easement.

IN WITNESS WHEREOF, Grantors have executed this Grant as of the day and year first written above.

GRANTORS:


Max McCrosky


Randy Lytle

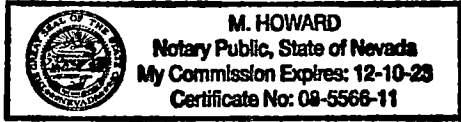

Toni Lytle

[NOTARIZATIONS FOR EACH OF THE SIGNATURES
ARE ON THE FOLLOWING PAGE(S)]

STATE OF NEVADA)
COUNTY OF LINCOLN)

This instrument was acknowledged before me on January 8,
2019, by Max McCrosky: *[Signature]*

2020

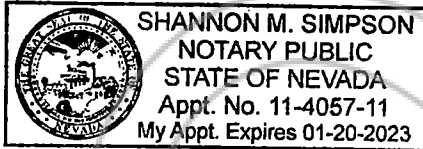


[Signature]
Notary Public

STATE OF NEVADA)
COUNTY OF LINCOLN)

This instrument was acknowledged before me on January 9,
2019, by Randy Lytle.

2020

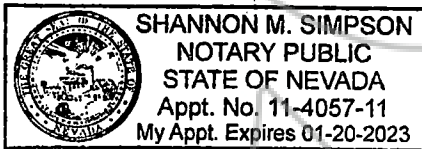


[Signature]
Notary Public

STATE OF NEVADA)
COUNTY OF LINCOLN)

This instrument was acknowledged before me on January 9,
2019, by Toni Lytle.

2020



[Signature]
Notary Public

Exhibit A

Legal Description of Burdened Parcels

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

Parcel 1:

McCrosky Burdened Parcel:

APN: 006-261-28, and further described as Areas A and C, of Record of Survey for McCrosky Brothers, Max and Shirley Noreen McCrosky, Nevada Ranches, LLC, Randy G. and Toni C. Lytle, and Cory and Kylea Lytle. Doc. No. 0149180, filed in Lincoln County records.

Parcel 2:

Lytle Burdened Parcel:

APN: 006-261-40, and further described as Area D, of Record of Survey for McCrosky Brothers, Max and Shirley Noreen McCrosky, Nevada Ranches, LLC, Randy G. and Toni C. Lytle, and Cory and Kylea Lytle. Doc. No. 0149180, filed in Lincoln County records.

Exhibit B

Legal Description of Benefitted Parcel

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

Parcel 1:

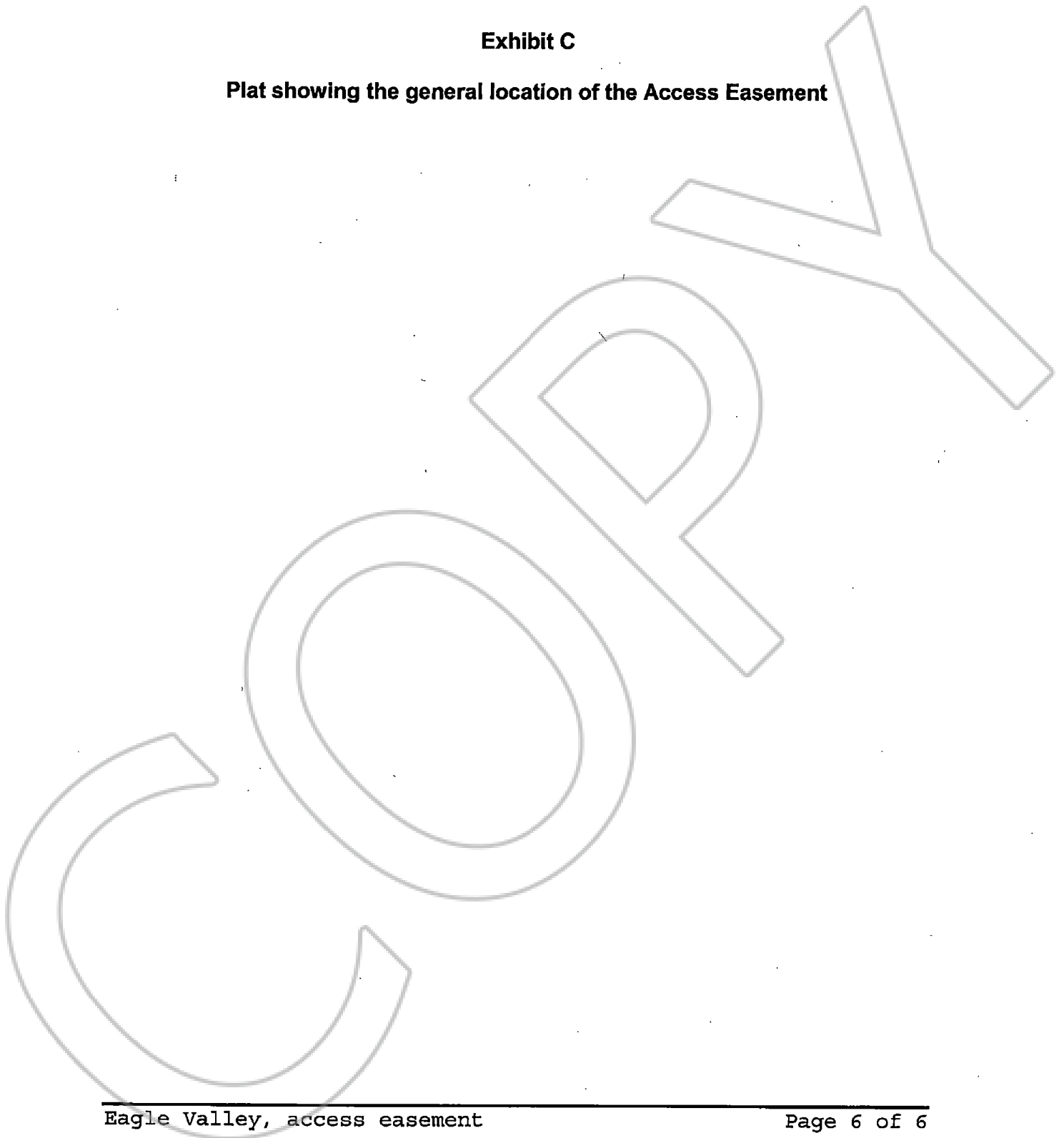
Lincoln County APN 006-261-29

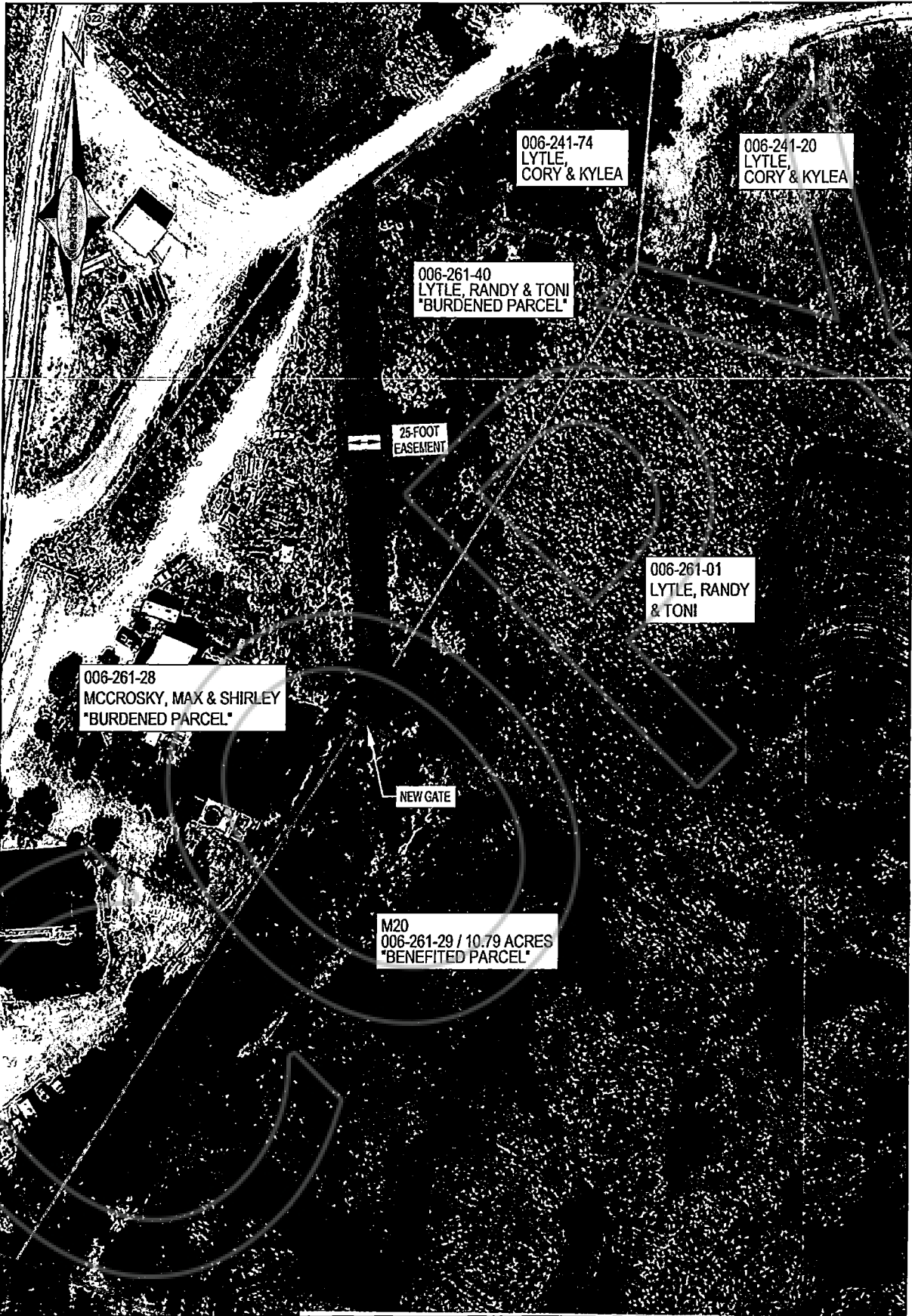
All that certain real property situate in the County of Lincoln, State of Nevada, more particularly described as follows:

Parcel 3 of subsequent parcel map for McCrosky Brothers recorded January 22, 2002, in Plat Book B, page 417, file number 117585, in the Office of the County Recorder, Lincoln County, Nevada.

Exhibit C

Plat showing the general location of the Access Easement





| | | | | | | | |
|-----------------|---|---|--|---|--|----|-------------|
| SHEET 1 OF 1 | DATE: 2019-12-09 DRAWN BY: JAK CHECKED BY: JAK PROJECT: IC SCALE: N/A | NEVADA RANCHES, LLC | | COYOTE SPRINGS INVESTMENT, LLC | | NO | DESCRIPTION |
| | | EAGLE VALLEY ACCESS EASEMENT EXHIBIT "C" | | 3100 STATE ROUTE 122 COYOTE SPRINGS, NEVADA 89037 TEL: (702) 422-1400 FAX: (702) 422-1419 www.coyotesprings.com CLARK COUNTY, NEVADA | | | |