

Lincoln County, Nevada  
APN # 006-241-36

LINCOLN COUNTY, NV  
\$134.50  
RPTT:\$97.50 Rec:\$37.00  
FA NV NTC MAIN  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2020-158346**  
05/15/2020 01:11 PM  
Pgs=3 KE

When Recorded Mail to, and  
Send Tax Statements to:

Benjamin Williams and Amanda Williams  
PO Box 386  
Alamo, NV 89001

### **GRANT, BARGAIN AND SALE DEED**

This GRANT, BARGAIN AND SALE DEED is dated as of May 5, 2020 and given by NEVADA RANCHES LLC, a Nevada limited liability company (the "**GRANTOR**") in favor of BENJAMIN WILLIAMS and AMANDA WILLIAMS, husband and wife as joint tenants (the "**GRANTEE**").

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged GRANTOR does hereby grant, bargain, sell and convey to GRANTEE, in its as-is condition, with no guaranty of access, all right, title and interest in and to that certain real property situate in the County of Lincoln, State of Nevada, known as 006-241-36 and which is approximately 1.34 acres in size, and which is more particularly described as follows (the "**Real Property**"):

**That portion of the West Half (W1/2) of the Southeast Quarter (SE1/4) of Section 35, Township 2 North. Range 69 East, M,D,B&M., described as follows:**

**All that real property lying East of lots 13, 1,2,3,4 and 5 and West of Lots 12, 11, 10, 7 and 6, of Ursine as shown and depicted on Page 244 of book 67, Instrument No. 83388 and lying North of Lot 5 and South of Lot 4 of Ursine as shown and depicted on Page 244 of Book 67, Instrument No. 83388, further lying West and North of Lots 16 and 17 of Ursine as depicted on the Assessor's Maps, excepting therefrom Lots 8 and 9 of Ursine as shown and depicted on Page 244 of Book 67, Instrument No.83388**

Subject to:

1. all easements, conditions, restrictions and other matters of record identified in Official Records, Lincoln County;
2. all general and special taxes and any assessments or fees for the current tax year;

AND EXPRESSLY EXCLUDING AND RESERVING UNTO GRANTOR ANY AND ALL WATER RIGHTS WHETHER SURFACE OR UNDERGROUND WATER RIGHTS, STREAM RIGHTS, SPRING RIGHTS AND DITCH RIGHTS, THAT MAY BE OWNED BY GRANTOR RELATED TO THE REAL PROPERTY.

NEVADA RANCHES, LLC  
a Nevada limited liability company

By: \_\_\_\_\_

Albert D. Seeno, Jr., Manager

[ATTACH CALIFORNIA NOTARY FORM]

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 )  
County of CONTRA COSTA )

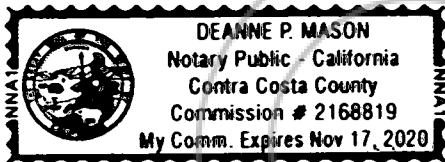
On MAY 13, 2020 before me, DEANNE P. MASON, NOTARY PUBLIC,  
Date Here Insert Name and Title of the Officer

personally appeared ALBERT D. SEENO, JR.  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/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 Deanne P. Mason  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: GRANT BARGAIN & SALE DEED Document Date: 5-5-2020  
Number of Pages: 2 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 006-241-36  
 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

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

3.a. Total Value/Sales Price of Property	\$	<u>25,000.00</u>
b. Deed in Lieu of Foreclosure Only (value of property (		<u>0.00</u> )
c. Transfer Tax Value:	\$	<u>25,000.00</u>
d. Real Property Transfer Tax Due	\$	<u>97.50</u>

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %  
 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 \_\_\_\_\_ Capacity: Manager, Nevada Ranches LLC  
 Signature \_\_\_\_\_ Capacity: Grantor

**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: Benjamin Williams & Amanda Williams  
 Address: PO Box 380 Williams  
 City: Alamo  
 State: NV Zip: 89001

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: FANV-DIRECTOR/ FIRST AMMOR Escrow # 258881010  
 Address: 2500 Paseo Verde Dr  
 City: Henderson #120 State: NV Zip: 89074