



OFFICIAL RECORD
AMY ELMER, RECORDER

APN _____

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APN _____

LAND PATENT FROM THE UNITED STATES OF AMERICA TO

Title of Document

COYOTE SPRINGS
INVESTMENT LLC

Affirmation Statement

2 I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____
(State specific law)

Emilia Cargill
Signature Title

EMILIA CARGILL
Print

29 JULY 2020
Date

Grantees address and mail tax statement:

COYOTE SPRINGS INVESTMENT LLC
4021 PORT CHICAGO HWY
CONCORD CA 94520

N-48857

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS

COYOTE SPRINGS INVESTMENT LLC

is entitled to a land patent pursuant to Public Law 116-9, John D. Dingell, Jr. Conservation, Management, and Recreation Act of 2019; Public Law 108-424, Lincoln County Conservation, Recreation, and Development Act of November 2004; and Sections 202 and 203 of the Federal Land Policy and Management Act (FLPMA) of 1976 (43 U.S.C. 1712, 1713), for the following described land:

Mount Diablo Meridian, Nevada

T. 11 S., R. 63 E.,
sec. 19, lots 5 thru 8; lots 11 thru 17, lots 20 thru 22,
and E1/2SW1/4;
secs. 20 thru 22;
sec. 23, W1/2NE1/4, W1/2, and W1/2SE1/4;
sec. 26, W1/2NE1/4, W1/2, and W1/2SE1/4;
secs. 27 thru 29;
sec. 30, lots 5, 6, 10, 11, 14, and 16, NE1/4,
E1/2NW1/4, NE1/4SW1/4, and SE1/4;
sec. 31, lot 5, lots 10 thru 13, lots 18 thru 20, and
NE1/4;
secs. 32 thru 34;
sec. 35, W1/2NE1/4, W1/2, and W1/2SE1/4.

T. 12 S., R. 63 E.,
sec. 2, lots 3 and 4, S1/2NW1/4, and SW1/4;
secs. 3 thru 5;
sec. 6, lots 8 thru 10, lots 15 thru 18, lots 20 and 23, and
E1/2SE1/4;
sec. 7, lots 5, 8, 9, 10, 17, and 18, and E1/2NE1/4;
secs. 8 thru 10;
sec. 11, W1/2;
secs. 15 thru 17;
sec. 18, lots 5, 6, 14, 15, and 24;

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sec. 19, lots 5, 14, 15, and 24;
secs. 20 thru 22;
secs. 27 and 28;
sec. 29, lots 1 thru 4, lots 6 thru 12, lots 15 thru 17, and
E1/2SW1/4;
sec. 30, lots 5 and 8;
sec. 32, lots 1, 4, 5, and 8, E1/2, E1/2NW1/4, and
E1/2SW1/4;
sec. 33;
sec. 34, NE1/4 and W1/2.

The area described contains 21,445.27 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto COYOTE SPRINGS INVESTMENT LLC the land described above; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto COYOTE SPRINGS INVESTMENT LLC, its successors and assigns, forever.

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States, Act of August 30, 1890 (43 U.S.C. 945); and

SUBJECT TO:

1. Valid existing rights;
2. A right-of-way Nev-061281 for highway purposes, granted to Nevada Department of Transportation, its successors or assigns, pursuant to the Act of August 27, 1958 (23 U.S.C. 317), held in perpetuity;
3. A right-of-way Nev-064619 for highway purposes, granted to Nevada Department of Transportation, its successors or assigns, pursuant to the Act of August 27, 1958 (23 U.S.C. 317), held in perpetuity;
4. Right-of-way N-43923-01 for fiber optic purposes granted to MCI WorldCom Network SVC INC, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), held in perpetuity;

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5. Right-of-way N-18686 for road and drainage purposes (Kane Springs Road) granted to Lincoln County, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), held in perpetuity;
6. Right-of-way N-63221 for fiber optic purposes granted to Level 3, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
7. Right-of-way N-83047-01 for a transmission line purposes granted to Lincoln County Power District #1, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), held in perpetuity; and
8. Right-of-way N-90485-01 for fiber optic purposes granted to Lincoln County Telephone System, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), held in perpetuity.

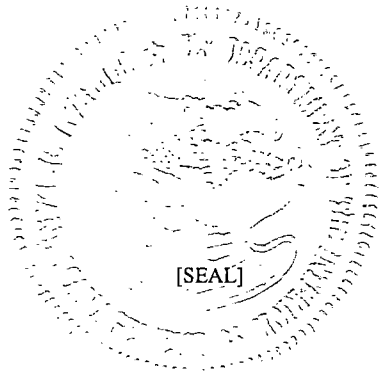
By accepting this patent, the patentee agrees to indemnify, defend and hold the United States harmless from any costs, damages, claims, causes of action, penalties, fines, liabilities, and judgments of any kind or nature arising from the past, present, and future acts or omissions of the patentee, its employees, agents, contractors, or lessees, or any third-party, arising out of, or in connection with, the patentee's use, occupancy, or operations on the patented real property. This indemnification and hold harmless agreement includes, but is not limited to, acts and omissions of the patentee, its employees, agents, contractors, or lessees, or third party arising out of or in connection with the uses and/or occupancy of the patented real property resulting in: (1) Violations of federal, state, and local laws and regulations applicable to the real property; (2) Judgments, claims or demands of any kind assessed against the United States; (3) Costs, expenses, damages of any kind incurred by the United States; (4) Other releases or threatened releases on, into or under land, property and other interests of the United States by solid or hazardous waste(s) and/or hazardous substances(s), as defined by federal or state environmental laws; (5) Other activities by which solid or hazardous substances or wastes, as defined by federal and state environmental laws were generated, released, stored, used or otherwise disposed of on the patented real property, and any cleanup response, remedial action, or other actions related in any manner to said solid or hazardous substances or wastes; (6) Or natural resource damages as defined by federal and state law. This covenant shall be construed as running with the patented real property, and may be enforced by the United States in a court of competent jurisdiction; and

PURSUANT to the requirements established by section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9620(h), as amended by the Superfund Amendments and Reauthorization Act of 1988, (100 Stat. 1670), notice is hereby given that the above-described lands have been examined and no evidence was found to indicate that any hazardous substances have been stored for one year or more, nor had any hazardous substances been disposed of or released on the subject property.

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The issuance of this corrective patent replaces Patent 27-88-0013, dated July 18, 1988, and Interim Conveyance IC-001, dated July 18, 1988, in Lincoln County, Nevada, in accordance with Public Law 116-9, John D. Dingell, Jr. Conservation, Management, and Recreation Act of 2019.



IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in RENO, NEVADA, the TWENTY-THIRD day of JULY in the year of our Lord TWO THOUSAND and TWENTY and of the Independence of the United States the Two Hundred and Forty-Fifth.

By

Jill Ralston
Acting Deputy State Director

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. _____
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

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

- 3.a. Total Value/Sales Price of Property \$ \$3,660,780-
 b. Deed in Lieu of Foreclosure Only (value of property (N/A))
 c. Transfer Tax Value: \$ \$3,660,780-
 d. Real Property Transfer Tax Due \$ \$14,277.90

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: Grantee
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: The United States of America
 Address: _____
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION (REQUIRED) COYOTE SPRINGS INVESTMENT LLC
 Print Name: Albert D Soeno, Manager
 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: _____