



OFFICIAL RECORD  
AMY ELMER, RECORDER

E02

**APNs:** 008-201-19; 008-201-20;  
008-201-21; 008-201-23; 008-201-25;  
008-201-29; 008-201-30; and a  
Portion of APNs 008-201-06 and  
008-201-28

**Recording Requested by:**  
Coyote Springs Investment LLC  
P.O. Box 37010  
Coyote Springs, Nevada 89037  
Attn: Emilia Cargill, Esq.

**Mail Tax Statements and Recorded Deed to:**  
United States of America  
c/o Bureau of Land Management  
Ely District Office  
U.S. Highway 93, Bldg. #1, P.O. Box 237  
Ely, Nevada 89301-6673

This Document does not contain the social security number of any person or persons.

### GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is granted by Coyote Springs Investment LLC, a Nevada limited liability company, located at 4021 Port Chicago Highway, Concord, California 94520 ("Grantor"), in consideration of issuance of a corrected patent in accordance with the Nevada – Florida Land Exchange Authorization Act of 1988 (P.L. 100-275) and Section 1116(c) of the John D. Dingell, Jr. Conservation, Management and Recreation Act (P.L. 116-9), the receipt and sufficiency of which is hereby acknowledged, and hereby grants, bargains, sells and conveys, and confirms to THE UNITED STATES OF AMERICA ("Grantee"), and to its successors and assigns forever all that certain real property described on Exhibit A attached hereto and incorporated herein, situate in the County of Lincoln, State of Nevada ("Property"),

**SUBJECT TO:**

That certain Land Lease Agreement Pursuant to the Nevada – Florida Land Exchange Authorization Act of 1988 by and between Grantor (successor in interest to Harrich Investments, LLC, the successor in interest to Aerojet-General Corporation), as Lessee, and the United States of America , acting through the Secretary of the Interior, as Lessor, as amended; and

That certain Permanent Easement recorded in Lincoln County, Nevada on June 21, 2002 in Book 164, Pages 511 – 516 as Instrument No. 118361; and

That certain Management Agreement for Coyote Springs Investment LLC's Conservation Lands dated November 24, 2009 by and among the United States Department of the Interior, Fish & Wildlife Service, the United States Department of the Interior, Bureau of Land Management, and Coyote Springs Investment, LLC, a Nevada limited liability company; and

Grantor's express reservation of all water rights it holds under Permit Nos. 70429, 70430, 74094 and 74095 issued by the Nevada Division of Water Resources.

The acquiring Federal Agency is the Department of the Interior, Bureau of Land Management.

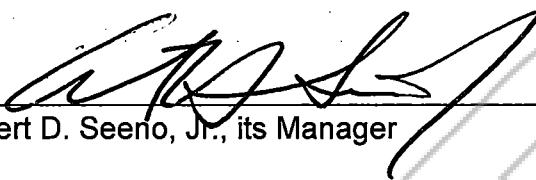
TOGETHER WITH all other and singular tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining.

To have and to hold all and singular the Property together with the appurtenances above bargained and described, unto the Grantee, its successors and assigns forever. The Grantor, for itself does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of delivery of this deed, it is well seized of the Property conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, fee simple, and has good rights, full power and lawful authority to grant, bargain, sell, and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, subject to easements and matters of record.

The Grantor shall and will warrant and forever defend the above-bargained Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or part thereof.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument as of the 24<sup>th</sup> day of JULY, 2020.

**COYOTE SPRINGS INVESTMENT LLC,**  
a Nevada limited liability company

By:   
Albert D. Seeno, Jr., its Manager

[Attach California Notary]



## EXHIBIT A

### Legal Description

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

#### **T11S, R63E, M.D.M., Lincoln County, NV:**

Sec. 13: S $\frac{1}{2}$ ;  
Sec. 23: E $\frac{1}{2}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ SE $\frac{1}{4}$ ;  
Sec. 24: All;  
Sec. 25: All;  
Sec. 26: E $\frac{1}{2}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ SE $\frac{1}{4}$ ;  
Sec. 35: E $\frac{1}{2}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ SE $\frac{1}{4}$ ;  
Sec. 36: W $\frac{1}{2}$ .

#### **T12S, R63E, M.D.M., Lincoln County, NV:**

Sec. 1: lots 3 and 4, S $\frac{1}{2}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ ;  
Sec. 2: lots 1 and 2, S $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ ;  
Sec. 11: E $\frac{1}{2}$ ;  
Sec. 12: W $\frac{1}{2}$ NW $\frac{1}{4}$ , W $\frac{1}{2}$ SW $\frac{1}{4}$ ;  
Sec. 13: W $\frac{1}{2}$ NW $\frac{1}{4}$ , W $\frac{1}{2}$ SW $\frac{1}{4}$ ;  
Sec. 14: All;  
Sec. 23: N $\frac{1}{2}$ , SE $\frac{1}{4}$ ;  
Sec. 24: lots 1 through 4, W $\frac{1}{2}$ NW $\frac{1}{4}$ ;  
Sec. 25: lots 3 thru 8, lots 11 thru 14, NE $\frac{1}{4}$ NW $\frac{1}{4}$ , W $\frac{1}{2}$ SW $\frac{1}{4}$ ;  
Sec. 26: E $\frac{1}{2}$ ;  
Sec. 36: All.

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008-201-29; 008-201-30; and a  
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008-201-28

**STATEMENT ATTACHED TO  
GENERAL WARRANTY DEED  
TO  
UNITED STATES OF AMERICA**

This Statement is attached to the General Warranty Deed for the real property described therein in the County of Lincoln, State of Nevada, from Coyote Springs Investment LLC to the United States of America pursuant to NRS 328.110.

The United States of America does not seek exclusive jurisdiction over the property described in the General Warranty Deed.

**The United States of America  
The Department of the Interior  
Bureau of Land Management**

By: Jill Ralston  
Title: Acting Deputy State Director BLM Nevada  
Date: 7/27/20

STATE OF NEVADA       )  
COUNTY OF WASHOE    ) ss:

This instrument was acknowledged before me on July 27, 2020,  
2020, by Jill Ralston as  
Acting Deputy State Director BLM NV of the Department of the Interior, Bureau of  
Land Management, a political subdivision of the United States of America.



Chet R. Beech  
Notary Public

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 008-201-19 ; 008-201-20  
 b. 008-201-21 ; 008-201-23 ; 008-201-25  
 c. 008-201-29 ; 008-201-30  
 d. and a portion of 008-201-06 & 008-201-28

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'l/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 \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 2  
 b. Explain Reason for Exemption: transfer to the United States of America

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: grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED) coyote Springs Investment LLC  
 Print Name: Albert Seeno, Manager  
 Address: 4021 Port Chicago Highway  
 City: Concord  
 State: CA Zip: 94520

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: The United States of  
 Address: America  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_