

LINCOLN COUNTY, NV

2022-162852

\$1,324.00

RPTT:\$1287.00 Rec:\$37.00 **08/02/2022 04:08 PM**

FIRST AMERICAN TITLE INSURANCE COMPANY 5 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

APN(s): 014-010-08

WHEN RECORDED MAIL TO AND
MAIL PROPERTY TAX STATEMENTS TO:

Caliente Warner Springs, LLC
26895 Aliso Creek Road, Suite B537
Aliso Viejo, CA 92656
Attn: Elliot Weinstock

The undersigned hereby affirms that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons (Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH that NARCONON FRESH START, a California nonprofit corporation, formerly known as and which originally acquired title as NARCONON SOUTHERN CALIFORNIA, a California nonprofit corporation, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to CALIENTE WARNER SPRINGS, LLC, a California limited liability company, with an address 26895 Aliso Creek Road, Suite B537, Aliso Viejo, CA 92656, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property");

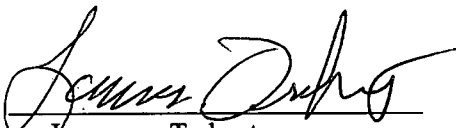
Together with all and singular the buildings, improvements, fixtures, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and

Subject to (a) taxes for the current fiscal year, not due or delinquent, and any and all taxes and assessments levied or assessed after the recording date hereof, which includes the lien of supplemental taxes, if any; and (b) restrictions, conditions, reservations, rights of way and easements affecting the use and occupancy of this Property as the same may now appear of record.

[Signature and notarial acknowledgement appear on the following 2 pages.]

IN WITNESS WHEREOF, the undersigned has duly executed this Grant, Bargain and Sale Deed as of the date set forth below to be effective as of this 12 day of July, 2022.

NARCONON FRESH START,
a California nonprofit corporation,
f/k/a Narconon Southern California,
a California nonprofit corporation

By: 

Name: Lawrence Trahant

Its: President

Name: Lawrence Trahant

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.

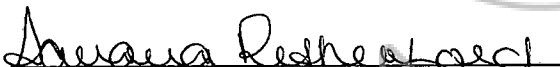
STATE OF CALIFORNIA ^(SDE) Florida

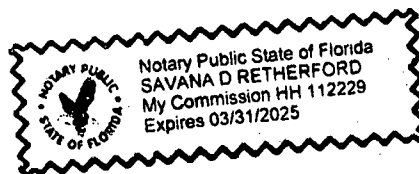
COUNTY OF Clay

On 07/12/2022, before me, Savana Retherford, Notary Public, personally appeared Lawrence Trahant, 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 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.


Notary Public in and for said County and State



IN WITNESS WHEREOF, the undersigned has duly executed this Grant, Bargain and Sale Deed as of the date set forth below to be effective as of this July day of July, 2022.
12

NARCONON FRESH START,
a California nonprofit corporation,
f/k/a Narconon Southern California,
a California nonprofit corporation

By: Ian Confer
Name: Ian Confer
Its: Secretary

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 Santa Cruz

On July 12, 2022, before me, L. M. Sustaita, Notary Public, personally appeared Ian Confer, 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 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.

L. M. Sustaita
Notary Public in and for said County and State

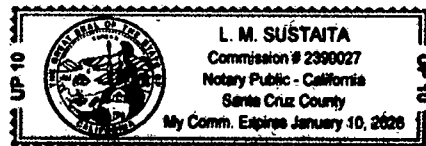


EXHIBIT A (to Grant Deed)

LEGAL DESCRIPTION OF THE PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA, AND DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 4 OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 66 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF THAT CERTAIN PARCEL MAP RECORDED AUGUST 22, 1994 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 425 AS FILE NO. 102249, LINCOLN COUNTY, NEVADA RECORDS.

TOGETHER WITH THE FOLLOWING DESCRIBED WATER RIGHTS:

(1) ALL THOSE CERTAIN WATER RIGHTS FOR IRRIGATION PURPOSES ASSOCIATED WITH 6.3 CULTURAL ACRES LOCATED IN THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 2 TOWNSHIP 5 SOUTH, RANGE 66 EAST, M.D.B.&M., BEING 31.5 ACRE-FEET PER YEAR OF THE COMBINED DUTY OF PROOF #01262 AND PROOF #01704, RECORDS OF THE DIVISION OF WATER RESOURCES, OFFICE OF THE STATE ENGINEER, STATE OF NEVADA; AND

(2) ALL THOSE CERTAIN WATER RIGHTS FOR IRRIGATION PURPOSES ASSOCIATED WITH 5.3 CULTURAL ACRES LOCATED IN SE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 66 EAST M.D.B.&M., BEING 26.5 ACRE-FEET PER YEAR OF THE COMBINED DUTY OF PROOF #01262 AND PROOF #01704, RECORDS OF THE DIVISION OF WATER RESOURCES, OFFICE OF THE STATE ENGINEER, STATE OF NEVADA; AND

(3) ALL THOSE CERTAIN WATER RIGHTS FOR IRRIGATION PURPOSES ASSOCIATED WITH 5.0 CULTURAL ACRES LOCATED IN NW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 66 EAST M.D.B.&M., BEING 25.0 ACRE-FEET PER YEAR OF DUTY OF PROOF #01704, RECORDS OF THE DIVISION OF WATER RESOURCES, OFFICE OF THE STATE ENGINEER, STATE OF NEVADA; AND

(4) ALL THOSE CERTAIN WATER RIGHTS FOR IRRIGATION PURPOSES ASSOCIATED WITH 34.4 CULTURAL ACRES LOCATED IN NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 66 EAST M.D.B.&M., BEING 172.0 ACRE-FEET PER YEAR OF DUTY OF PROOF #01262 AND PROOF #01704, RECORDS OF THE DIVISION OF WATER RESOURCES, OFFICE OF THE STATE ENGINEER, STATE OF NEVADA; AND

(5) ALL THOSE CERTAIN WATER RIGHTS FOR IRRIGATION PURPOSES ASSOCIATED WITH 3.6 CULTURAL ACRES LOCATED IN SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 66 EAST M.D.B.&M., BEING 18.0 ACRE-FEET PER YEAR OF DUTY OF PROOF #01704 AND OF PROOF #01262, RECORDS OF THE DIVISION OF WATER RESOURCES, OFFICE OF THE STATE ENGINEER, STATE OF NEVADA; AND

(6) ALL THOSE CERTAIN WATER RIGHTS FOR IRRIGATION PURPOSES ASSOCIATED WITH 3.8 CULTURAL ACRES LOCATED IN NW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 66 EAST M.D.B.&M., BEING 19.0 ACRE-FEET PER YEAR OF DUTY OF PROOF #01704, RECORDS OF THE DIVISION OF WATER RESOURCES, OFFICE OF THE STATE ENGINEER, STATE OF NEVADA; AND

(7) AN UNDIVIDED 62.91% INTEREST IN AND TO 334.5 ACRE-FEET PER YEAR, EQUAL TO 210.43 ACRE-FEET PER YEAR, OF ALL THOSE WATER RIGHTS FOR IRRIGATION PURPOSES OF PERMIT #45945 AND CERTIFICATE #10739, ASSOCIATED WITH 14.6 CULTURAL ACRES IN THE NW¹/₄SW¹/₄ OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 66 EAST M.D.B.&M; 9.6 CULTURAL ACRES IN THE NW¹/₄SW¹/₄ OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 66 EAST M.D.B.&M; 2.4 CULTURAL ACRES IN THE SE¹/₄NE¹/₄ OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 66 EAST M.D.B.&M; 18.5 CULTURAL ACRES IN THE NE¹/₄SE¹/₄ OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 66 EAST M.D.B.&M; 2.7 CULTURAL ACRES IN THE NW¹/₄SE¹/₄ OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 66 EAST M.D.B.&M; 7.4 CULTURAL ACRES IN THE SW¹/₄SE¹/₄ OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 66 EAST M.D.B.&M, AND; 11.7 CULTURAL ACRES IN THE NW¹/₄NE¹/₄ OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 66 EAST M.D.B.&M, LIMITED TO USE AS STATED THEREIN, RECORDS OF THE DIVISION OF WATER RESOURCES, OFFICE OF THE STATE ENGINEER, STATE OF NEVADA; AND

(8) ALL THOSE CERTAIN WATER RIGHTS FOR COMMERCIAL PURPOSES ASSOCIATED WITH 20 ACRES IN THE S¹/₂NW¹/₄NW¹/₄ OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 66 EAST M.D.B.&M AND 20 ACRES IN THE N¹/₂SW¹/₄NW¹/₄ OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 66 EAST M.D.B.&M, BEING 3.0 ACRE-FEET PER YEAR OF DUTY OF PERMIT #61081 AND CERTIFICATE #16811, RECORDS OF THE DIVISION OF WATER RESOURCES, OFFICE OF THE STATE ENGINEER, STATE OF NEVADA.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 014-010-08
 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
 i) Other _____

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

3. a) Total Value/Sales Price of Property: \$330,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$330,000.00
 d) Real Property Transfer Tax Due \$1,287.00
4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: N/A
 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: [Signature]
 Signature: _____

Capacity: Authorized Signatory of Grantee
 Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Narconon Fresh Star, a California Non Profit Corporation
 Formerly known as Narconon Southern California, a California Non-Profit Corporation

Caliente Warner Springs, LLC a California limited liability company

Print Name: _____

Print Name: _____

Address: 10633 Ventura Blvd., Ste 1100

Address: 26895 Aliso Creek Rd., Ste B537

City: Encino

City: Aliso Viejo

State: CA Zip: 91436

State: CA Zip: 92656

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Print Name: Company
 Address: 10000 W Charleston Blvd, Suite 180
 City: Las Vegas

File Number: 2642125a TV/ TV
 State: NV Zip: 89135

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)