

Lincoln County, Nevada  
APN # 012-170-21  
R.P.T.T. \$ 397.80

LINCOLN COUNTY, NV  
\$434.80  
RPTT:\$397.80 Rec:\$37.00 07/17/2023 08:58 AM  
FIRST AMERICAN TITLE INSURANCE COMPANY 3 AK  
OFFICIAL RECORD  
AMY ELMER, RECORDER

When Recorded Mail to, and  
Send Tax Statements to:

Brian J. Whitney and Cherie A. Whitney  
170 E 100 North  
Fillmore, UT 84631

### GRANT, BARGAIN AND SALE DEED

This GRANT, BARGAIN AND SALE DEED is dated as of July 11, 2023, and given by NEVADA RANCHES LLC, a Nevada limited liability company (the "GRANTOR") in favor of BRIAN J. WHITNEY and CHERIE A. WHITNEY, 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 012-170-21 and which is approximately 7.6 acres in size, and which is more particularly described as follows (the "Real Property"):

The Land referred to herein below is situated in the County of Lincoln, State of Nevada, and is described as follows:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B.&M. BOUNDED AS FOLLOWS:

Grant Bargain Sale Deed  
012-170-21 (Panaca)  
Lincoln County, Nevada

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ON THE EAST BY THE EASTERLY LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4);  
ON THE NORTH BY THE SOUTHERLY LINE OF THE LAND CONVEYED TO THE STATE OF NEVADA BY DEED RECORDED JULY 15, 1948 IN BOOK H-1 OF DEED RECORDS, PAGE 252;  
ON THE WEST BY THE EASTERLY LINE OF THE LAND CONVEYED TO CALIENTE & PIOCHE RAILROAD COMPANY BY DEED RECORDED OCTOBER 9, 1905 IN BOOK W OF DEED RECORDS, PAGE 343; AND  
ON THE SOUTH BY THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4).

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE QUARTER SECTION LINE, FROM WHICH THE WEST QUARTER (W 1/4) CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 68 EAST, BEARS WEST 889.5 FEET;  
THENCE NORTH 25 FEET;  
THENCE EAST 25 FEET;  
THENCE SOUTH 25 FEET;  
THENCE WEST ALONG THE QUARTER SECTION LINE 25 FEET TO THE PLACE OF BEGINNING.

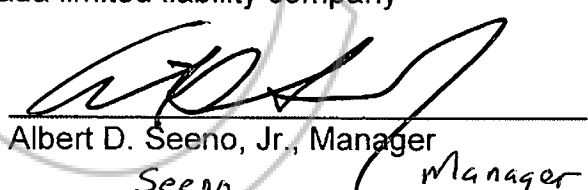
Subject to:

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

Seeno

Manager

[TO BE NOTARIZED]

California All-Purpose Certificate of Acknowledgment

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.

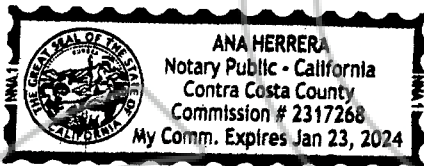
STATE OF CALIFORNIA }ss  
COUNTY OF Contra Costa }ss

On July 11<sup>th</sup>, 2023, before me, Ana Herrera,  
a Notary Public in and for said State, personally appeared  
Albert D. Seeno Jr., 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) of 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 \_\_\_\_\_  
Notary Name: Ana Herrera



(This area for notarial seal)

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 012-170-21
- 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: \_\_\_\_\_

\$102,000.00

b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )

c) Transfer Tax Value: \_\_\_\_\_

\$102,000.00

d) Real Property Transfer Tax Due \_\_\_\_\_

\$397.80

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 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: [Signature]

Capacity: Grantor

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Nevada Ranches LLC, a Nevada limited liability company

Print Name: Brian J. Whitney and Cherie A. Whitney

Address: 4021 Port Chicago Hwy

Address: 170 East 100 North

City: Concord

City: Fillmore

State: CA      Zip: 94520

State: UT      Zip: 84631

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

Print Name: First American Title Insurance Company

File Number: 107-2666204 TV/ TV

Address: 9139 Russell Road, Ste 100

City: Las Vegas

State: NV      Zip: 89148

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