

APN: N/A (Water Right Only)

Mail Tax Statements to:

B Bar D L.L.C.
P.O. Box 745
Pioche, NV 89043



OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail to:

B Bar D L.L.C.
P.O. Box 745
Pioche, NV 89043

The undersigned hereby affirms that this document does not contain the social security number of any person(s).

Water Rights Quitclaim Deed

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Geysers Ranch, LLC, a Nevada limited liability company ("GR"), does hereby quitclaim to the B Bar D, L.L.C., a Nevada limited liability company ("B Bar D"), whose address is P.O. Box 745, Pioche, NV 89043, all right, title and interest in and to those certain water rights situate in the County of Lincoln, State of Nevada, which are more particularly described on Exhibit A attached hereto and incorporated herein, together with all and singular, the tenements, hereditaments and appurtenances thereto belonging or appertaining.

SUBJECT TO all Permit conditions, Certificate conditions, and Nevada Water Law as of the Exchange Closing.

Dated this 31st day of October, 2023.

GR:

GEYSER RANCH, LLC,
a Nevada limited liability company

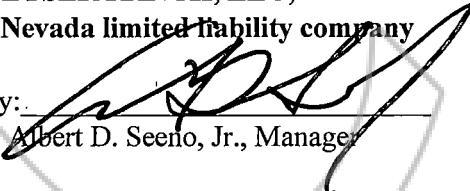
By: 
Albert D. Seeno, Jr., Manager

Exhibit A

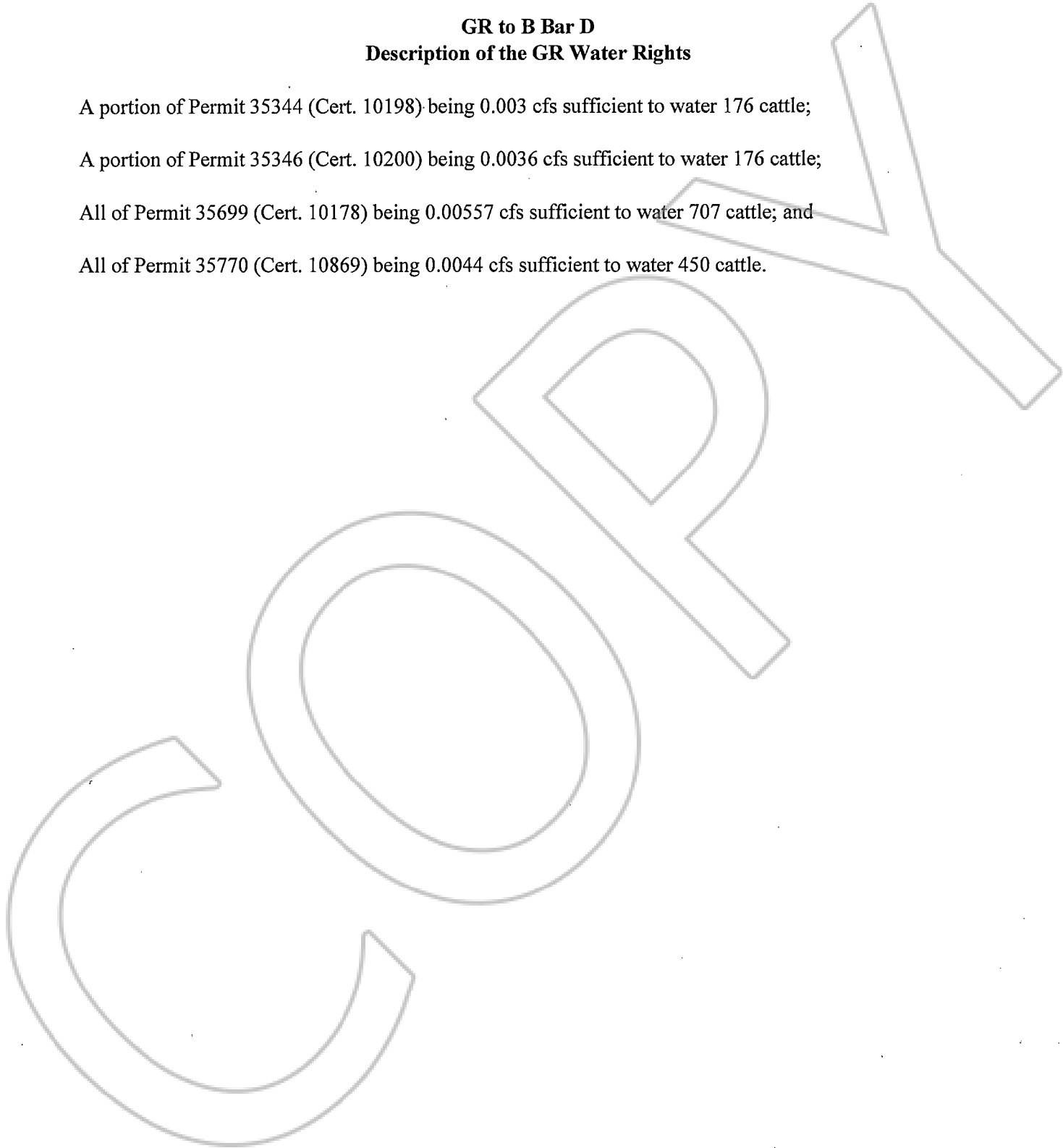
**GR to B Bar D
Description of the GR Water Rights**

A portion of Permit 35344 (Cert. 10198) being 0.003 cfs sufficient to water 176 cattle;

A portion of Permit 35346 (Cert. 10200) being 0.0036 cfs sufficient to water 176 cattle;

All of Permit 35699 (Cert. 10178) being 0.00557 cfs sufficient to water 707 cattle; and

All of Permit 35770 (Cert. 10869) being 0.0044 cfs sufficient to water 450 cattle.



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)
) **ss.**
COUNTY OF CONTRA COSTA)

On October 31, 2023, before me, TRACEY L. MARQUIT, a Notary Public, 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), 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.



Tracey L. Marquit
SIGNATURE OF NOTARY

***** OPTIONAL *****

Title or Type of Document: Water Rights Quitclaim Deed (Portions of Permit 35344
 (Cert. 10198) and Permit 35346 (Cert. 10200), and All of
 Permit 35699 (Cert. 10178) and Permit 35770 (Cert. 10869)

Signer(s) are Representing: Geysers Ranch, LLC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) NA
 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 Water Rights Only

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 50,000,000
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 3,90

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 Denise Brown Capacity Grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Geyser Ranch, LLC
 Address: 3100 State Rte 168, P.O. Box 37010
 City: Coyote Springs
 State: NV Zip: 89037

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: B bar D, LLC
 Address: P.O. Box 745
 City: Proche
 State: NV Zip: 89043

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____