

LINCOLN COUNTY, NV **2024-167267**
\$11,592.70
RPTT:\$11555.70 Rec:\$37.00 **07/22/2024 08:40 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY #3 AK
OFFICIAL RECORD
AMY ELMER, RECORDER

APN(s): 008-261-09
NCS-1180660 (AD)
Recording Requested By:

Escape Solar LLC
c/o Estuary Power LLC
50 West Liberty St Suite 430
Reno, NV 89501

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 2398.030)

GRANT, BARGAIN, AND SALE DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, Sharet Holdings II, LLC a Nevada limited liability company ("Grantor"), does hereby grant, bargain, and sell to Escape Solar LLC, a Delaware limited liability company ("Grantee"), whose address is c/o Estuary Power LLC, 50 West Liberty St, Suite 430, Reno, NV 89501, all of Grantor's interest in and to that certain real property (inclusive of all geothermal, mineral, and other subsurface rights) situated in the County of Lincoln, State of Nevada, more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH the tenements, hereditaments and appurtenances thereto belonging or appertaining, or otherwise associated with the Property, if any, and any reversions, remainders, rents, issues or profits thereof, if any, and including, without limitation, any easements, rights-of-way, licenses, permits, occupancy, encroachment, and use permits, air space rights, mineral or subsurface rights (including geothermal resources), any and all groundwater and surface water rights appurtenant to, or used in connection with, the Property, whether appropriated, vested, permitted, or decreed, , all wells and well rights, and all stock certificates, will serve letters, or other interests in, or from, irrigation companies ditch companies, or other water utilities providing water service to the Property.

SUBJECT, HOWEVER, to all matters of public record affecting the Property.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, if any, unto the said Grantee and to its successors and assigns forever.

Dated as of the 19 day of July, 2024

Sharet Holdings II LLC, a Nevada limited liability company

By: [Signature]

Name: Sharet Davidyan
Title: Manager

STATE OF **NEVADA**)
)
) : ss.
)
COUNTY OF **CLARK**)

This instrument was acknowledged before me on June 26, 2024 by **Sharet Davidyan as Manager of Sharet Holdings II LLC, a Nevada limited liability company.**

[Signature]
Notary Public
(My commission expires: 03/30/2025)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated July 19, 2024 under Escrow No. **NCS-1180660-HHLV.**


 GREGG ALAN CORLYN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-30-2025
Certificate No: 01-71748-1

Exhibit "A" to Grant Bargain & Sale Deed

Legal Description of the Property

GOVERNMENT LOTS 5, 6, 7 AND 8 IN SECTION 15, GOVERNMENT LOT 1 AND THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4), THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 16, GOVERNMENT LOT 1 AND THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4), THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) SECTION 17, TOWNSHIP 12 SOUTH, RANGE 71 EAST, M.D.B.&M.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 008-261-09
 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 ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$2,963,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$2,963,000.00
 d) Real Property Transfer Tax Due \$11,555.70

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
 Capacity: Grantee

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

Print Name: Sharel Holdings II LLC
 Address: 2530 Silver Beach Drive
 City: Henderson
 State: NV Zip: 89052

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

Print Name: Escape Solar LLC
c/o Estuary Power LLC, 50
West Liberty Street Suite
 Address: 430
 City: Reno
 State: NV Zip: 89501

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

First American Title Insurance
 Company National Commercial
 Print Name: Services
 Address: 8311 W. Sunset Road, Suite 100
 City: Las Vegas

File Number: NCS-1180660-HHLV ad/ sp
 State: NV Zip: 89113