APN: 008-261-23 NCS-1187261 (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 239B.030)

LINCOLN COUNTY, NV \$27,502.75

RPTT:\$27465.75 Rec:\$37.00 07/22/2024 08:40 AM FIRST AMERICAN TITLE INSURANCE COMPANY = 3 AK OFFICIAL RECORD

AMY ELMER. RECORDER

GRANT, BARGAIN, AND SALE DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, C&O Holdings 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.

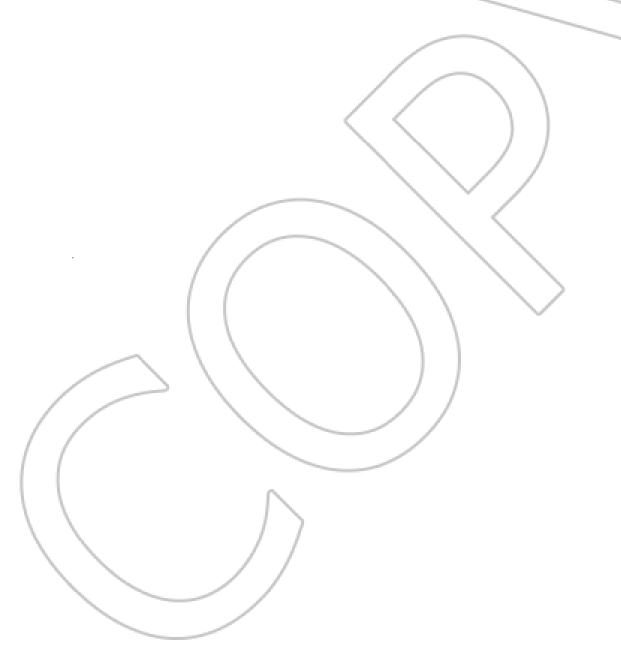
Dated as of the 19 day of July, 2024 C & O Holdings L.L.C., a Nevada limited liability company	
By: Investment Manager, Inc., a Nevada corporation Its Manager By: Name: Lawrence D. Canarelli Title: President	
STATE OF NEVADA)	
COUNTY OF CLARK ; SS.	
This instrument was acknowledged before me on	by
Lawrence D. Canarelli as President of Investment Manager, Inc., a Nevada corporation as Manager of C & O Holdings L.L.C., a Nevada limited liability	company .
Notary Public (My commission expires: 09.22.2025) TERESA ARREDONDO NOTARY PUBL STATE OF NEVA APPT. NO. 08-102 MY APPT. EXPRES SEPTEM	IC NDA 065-1
(11) Commission expires. Others are	

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated ______ under Escrow No. NCS-1187261-HHLV.

Exhibit "A" to Grant Bargain & Sale Deed

Legal Description of the Property

PARCEL 2 OF THAT CERTAIN MAP OF DIVISION INTO LARGE PARCELS RECORDED NOVEMBER 8, 2023 AS INSTRUMENT NO. 2023-166158 OF OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA.



STATE OF NEVADA DECLARATION OF VALUE

	Assessor Parcel Number(s)		\ \
a)	008-261- 23		\ \
b)_			\ \
c)			\ \
d)		~	\ \
2.	Type of Property		
a)	x Vacant Land b) Single Fam. Res	FOR RECORDER	S OPTIONAL USE ONLY
c)	Condo/Twnhse d) 2-4 Plex	Book	Page:
e)	Apt. Bldg. f) Comm'l/Ind'l	Date of Recordi	
g)	Agricultural h) Mobile Home	Notes:	
i)	Other		
3.	a) Total Value/Sales Price of Property:	\$7,042,	500.00
- '	b) Deed in Lieu of Foredosure Only (value of pr		,
		\	
	c) Transfer Tax Value:	<u>\$7,042,</u>	
	d) Real Property Transfer Tax Due	\$2.1,4	f65.75
4.	If Exemption Claimed:	\ ' /	
	a. Transfer Tax Exemption, per 375.090, Section	on:	
	b. Explain reason for exemption:		_
_	Parkird International Parkird Indian American	100 %	
5.	Partial Interest: Percentage being transferred:	100 %	
			prium, nurcuant to NDC
375.	The undersigned declares and acknowledges, .060 and NRS 375.110, that the information	under penalty of pe provided is correc	t to the best of their
info	The undersigned declares and acknowledges, .060 and NRS 375.110, that the information rmation and belief, and can be supported by do	under penalty of per provided is correct cumentation if calle	t to the best of their
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(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)