

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

LINCOLN COUNTY, NV  
\$27,502.75  
RPTT:\$27465.75 Rec:\$37.00  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

2024-167268

07/22/2024 08:40 AM

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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)

### 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

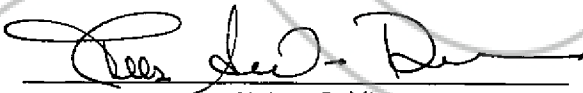
C & O Holdings L.L.C., a Nevada limited liability company

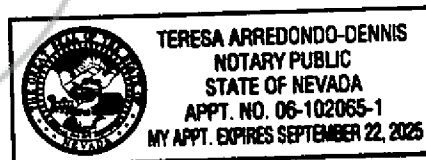
By: Investment Manager, Inc.,  
a Nevada corporation  
Its Manager

By:   
Name: Lawrence D. Canarelli  
Title: President

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

This instrument was acknowledged before me on July 16, 2024 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)

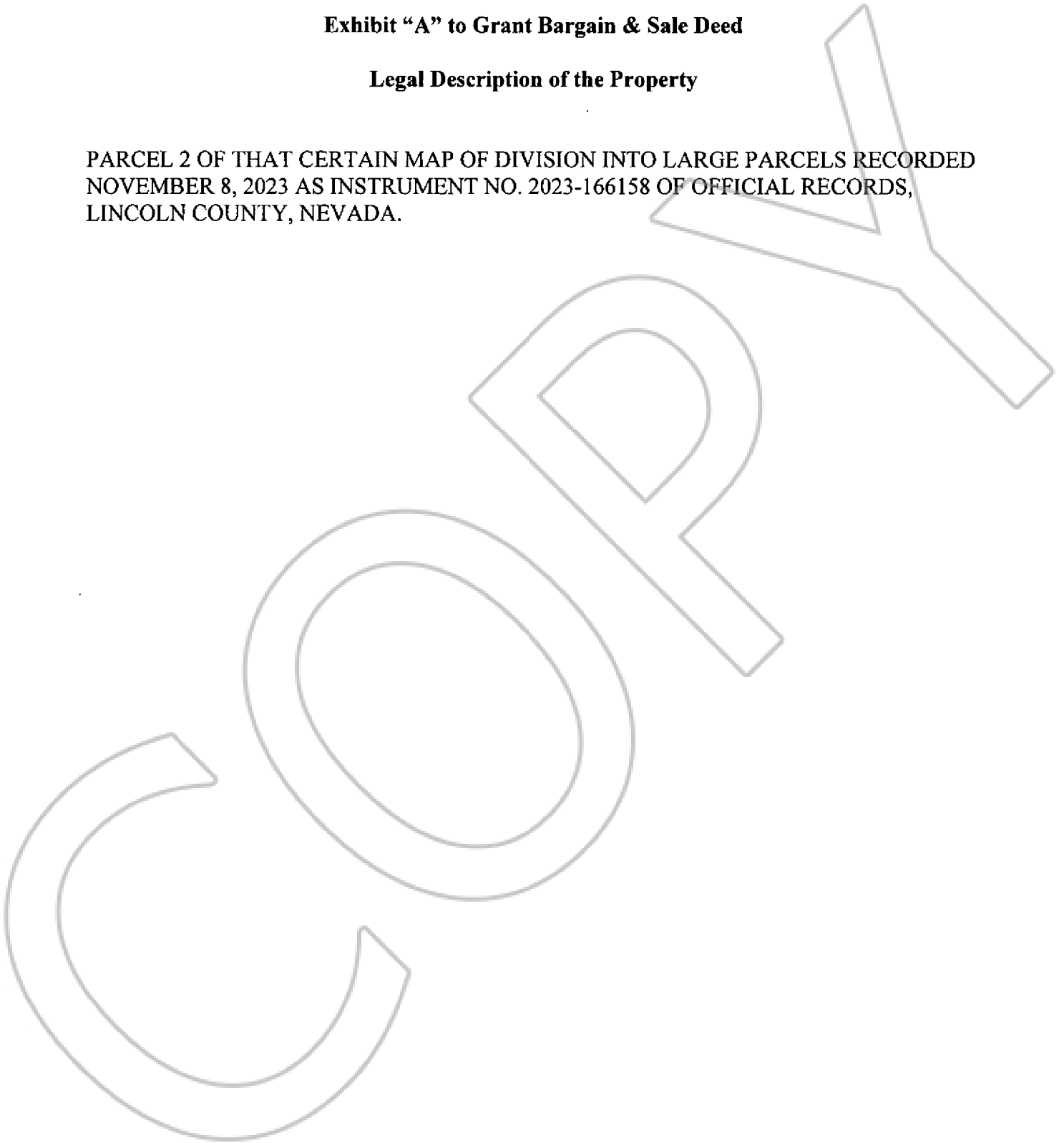


This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 07.16.2024 under Escrow No. **NCS-1187261-HHLV.**

**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**

1. Assessor Parcel Number(s)

- a) 008-261-23
- 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: \$7,042,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$7,042,500.00
- d) Real Property Transfer Tax Due \$27,465.75

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: Grantee

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

Print Name: C & O Holdings L.L.C.  
c/o Bruin Capital Partners LLC 1700  
South Pavilion Center Drive Suite  
Address: 300  
City: Las Vegas  
State: NV Zip: 89135

**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-1187261-HHLV ad/ sp  
State: NV Zip: 89113

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