

APN: 008-350-01  
R.P.T.T.: \$1,365.00  
Escrow No.: 20002666-COM/9015-2588505  
When Recorded Return To:  
Bench Creek Ranch Co, LLC  
943 Edgecliff Drive  
Reno, NV 89523

Mail Tax Statements to:  
SAME AS ABOVE

EUREKA COUNTY, NV  
RPTT:\$1365.00 Rec:\$37.00  
\$1,402.00 Pgs=4  
2020-242020  
10/02/2020 01:48 PM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
LISA HOEHNE, CLERK RECORDER

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Segura Ranch, LLC, a Nevada limited liability company

do(es) hereby Grant, Bargain, Sell and Convey to  
Bench Creek Ranch, Co., LLC, a Nevada limited liability company

all that real property situated in the County of Eureka, State of Nevada, described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in  
anywise appertaining.

Together with waters, water rights, wells, and well rights covered by, arising under, or related to the  
following permits, applications for permits and certificates on file with the Office of the State Engineer for  
the State of Nevada, Division of Water Resources as shown in Exhibit "B"

Signature and notary acknowledgement attached hereto

Dated this 30<sup>th</sup> day of September, 2020.

Segura Ranch, LLC, a Nevada limited liability company

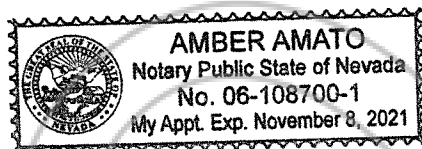
John C. Gretlein  
John C. Gretlein ~~is~~ Manager

STATE OF NEVADA

COUNTY OF Clark

This instrument was acknowledged before me on this 30<sup>th</sup> day of September, 2020, by John C. Gretlein ~~is~~

Amber Amato  
Notary Public



**Exhibit "A"**

**ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF EUREKA, STATE OF NEVADA, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:**

**TOWNSHIP 15 NORTH, RANGE 50 EAST, M.D.B. &M.**

**SECTION 4: LOTS 1 AND 2; S 1/2 NE 1/4; SE 1/4**

**DRAFT**

**EXHIBIT "B"**  
Water Rights

All waters, water rights, wells and well rights covered by, arising under, or related to the following permits, applications for permits and certificates on file with the Office of the State Engineer for the State of Nevada, Division of Water Resources to wit:

Vested 01123

Vested 01323

Vested 01345

Vested 01346

Vested 09338

Vested 09339

Vested 09340

Vested 09341

Vested 09344

Vested 09673

Vested 09674

Permit 3195, Certificate 0381

Permit 8942, Certificate 2387

Permit 8943, Certificate 2388

Permit 8944, Certificate 2389

Permit 8945, Certificate 2390

Permit 8946, Certificate 2391

Permit 8947, Certificate 2392

Permit 8948, Certificate 2393

Permit 8949, Certificate 2394

Permit 8950, Certificate 2395

Permit 8953, Certificate 2319

Permit 8954, Certificate 2396

Permit 9040, Certificate 2397

Permit 9041, Certificate 2398

Permit 9042, Certificate 3723

Permit 13701, Certificate 5322

Permit 13702, Certificate 5323

Permit 13703, Certificate 5324

Permit 13704, Certificate 5325

Permit 13075, Certificate 5326

Permit 13815, Certificate 5327

Permit 25854, Certificate 7995

Permit 75922, Certificate 5327

Permit 75923, Certificate 18461

Permit 75924, Certificate 18460

Permit 75250

Permit 84612

Permit 85002

Exhibit B received by First Centennial Title Company as described in Grant Bargain and Sale Deed, Nye County Recorder's Document # 871476

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 008-350-01  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

- a) ☐ Vacant Land      b) ☐ Sgl. Fam. Residence  
c) ☐ Condo/Twnhse      d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg.      f) ☐ Comm'l/Ind'l  
g) ☒ Agricultural      h) ☐ Mobile Home  
☐ Other: \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument No.: \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. a. Total Value/Sale Price of Property: \$350,000.00  
b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
c. Transfer Tax Value: \$350,000.00  
d. Real Property Transfer Tax Due: \$1,365.00

4. **IF EXEMPTION CLAIMED:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Segura Ranch, LLC  
Address: 2319 Caserta Court  
City: Henderson  
State: NV Zip: 89074

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

Print Name: Bench Creek Ranch Company, LLC  
Address: 943 Edge Cliff Dr.  
City: Reno  
State: Nevada Zip: 893523

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20002666-COM  
Address: 1450 Ridgeview Drive, Suite 100  
City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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