

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"

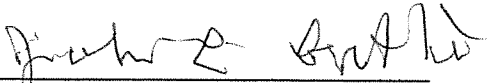
Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

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 30th day of September, 2020.

Segura Ranch, LLC, a Nevada limited liability company

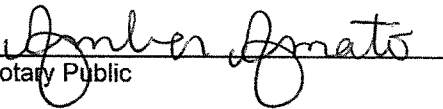


John C. Gretlein ~~is~~ Manager

STATE OF NEVADA

COUNTY OF Clark

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


Notary Public

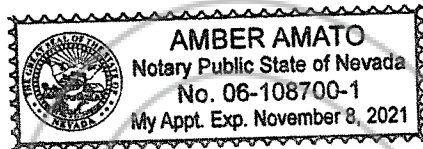


Exhibit "A"

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

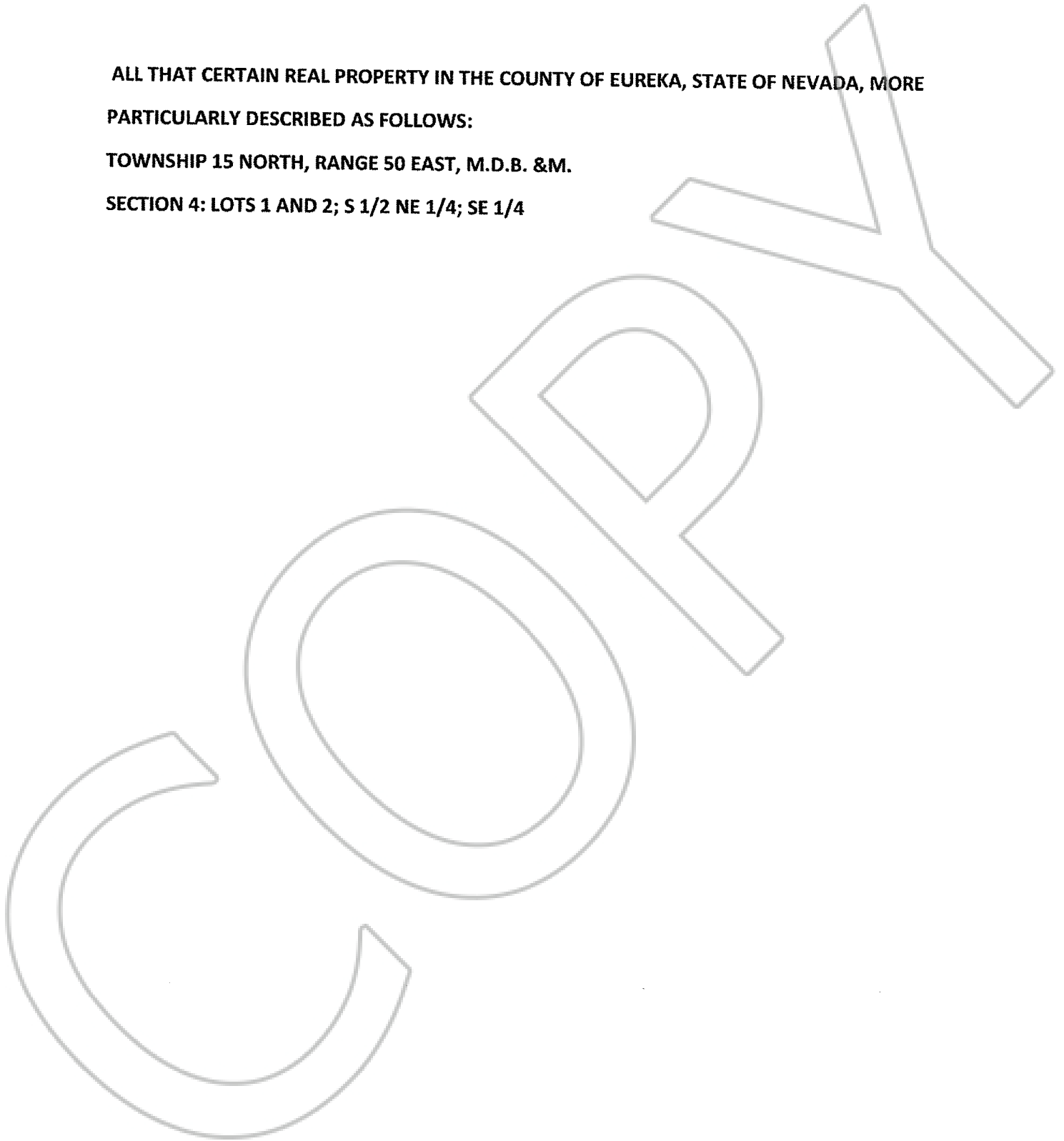


EXHIBIT "B"
Water Rights

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)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Segura Ranch, LLC</u>	Print Name: <u>Bench Creek Ranch Company, LLC</u>
Address: <u>2319 Caserta Court</u>	Address: <u>943 Edge Cliff Dr.</u>
City: <u>Henderson</u>	City: <u>Reno</u>
State: <u>NV</u> Zip: <u>89074</u>	State: <u>Nevada</u> Zip: <u>893523</u>

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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DECLARATION OF VALUE FORM**

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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