

RECORDING REQUEST BY:
CAPITAL TITLE COMPANY OF NEVADA
212 ELKS POINT ROAD, SUITE 445
ZEPHYR COVE, NV 89448
ESCROW #10012574-CD

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$15.00
\$15.00 Pgs=2
03/05/2015 01:22 PM
FIRST AMERICAN TITLE RENO
KAREN ELLISON, RECORDER
E03

APN's: 1418-34-304-001, 002
ESCROW NO: 10012574-CD3

WHEN RECORDED MAIL TO GRANTEE
AS FOLLOWS:

BCP Investments, LLC and JCM Holdings, LLC
c/o Ron Alling Esq.
ALLING & JILLSON, LTD.
Post Office Box 3390
Stateline, NV 89449-3390

Pursuant to NRS 239B.030, the undersigned affirms that this document, submitted for recording, does not contain the social security number of any person or persons.

WATER RIGHTS DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SF PACIFIC, LLC, a California limited liability company ("GRANTOR"), hereby release and forever quitclaims and assigns to BCP INVESTMENTS, LLC, a Nevada limited liability company, as to an undivided 63% AND JCM HOLDINGS, LLC, a Nevada limited liability company, as to an undivided 37%, both as Tenants in Common ("GRANTEE"), all of the right, title, and interest of the undersigned in and to the following water rights, located in the County of Douglas, State of Nevada, which are on file in the Nevada State Engineer's Office:

Permit 63776, Certificate 15602, with an amount of appropriation totaling 0.02 cubic feet per second, not to exceed 0.56 acre feet per year.

IN WITNESS WHEREOF, said GRANTOR has executed this instrument effective as of the date and year indicated below.

DATED: March 2, 2015

SFPACIFIC, LLC, a California limited liability company

By: 

BARRY T. MORI

[Notarial Page Follows]

ALLING & JILLSON, LTD.
ATTORNEYS AT LAW

THIS INSTRUMENT IS BEING RECORDED
AS AN ACCOMODATION ONLY. NO
LIABILITY EXPRESSED OR IMPLIED, IS
ASSUMED BY FIRST AMERICAN TITLE CO.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1418-34-304-001
 b) _____
 c) 1418-34-304-002
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>ok per klc</u>	

3. Total Value/Sales Price of Property: \$3,400,000.00 (Water rights included
 Deed in Lieu of Foreclosure Only (value of property) (_____ with property)
 Transfer Tax Value: \$3,400,000.00
 Real Property Transfer Tax Due: \$0.00 - for this deed RPPT paid with
 and included in Grant, Bargain
 and Sale Deed
4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage being transferred: 100.0 %

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 [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

SF Pacific, LLC, a California limited liability company
 Print Name: _____
 Address: 101 YGNACIO VALLEY RD. #300
 City: WALNUT CREEK
 State: CA Zip: 94596

BUYER (GRANTEE) INFORMATION
(REQUIRED)

BCP Investments, LLC and JCM Holdings, LLC, Nevada limited liability companies
 Print Name: _____
 Address: 1760 ORBIT WAY
 City: MINDEN
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
 Print Name: Capital Title Company of Nevada Escrow # 10012574-003
 Address: 212 Elks Point Rd., Suite 445
 City: Zephyr Cove, NV 89448 State: _____ Zip: _____

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