

A.P.N.: 1320-30-701-028 and 1320-30-802-028
File No: NCS-859918-SLC1 (jh)
R.P.T.T.: \$2,983.50 C

When Recorded Mail To: Mail Tax Statements To:
Maverik, Inc.
185 S. State Street, Suite 800
Salt Lake City, UT 84111

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

California Gold Minden Partners, LLC, a California limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Maverik, Inc., a Utah corporation

the real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING AT THE NORTHWEST CORNER OF PARCEL C AS SHOWN ON THAT RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR MAVERIK, INC., RECORDED AS DOCUMENT NO. 812496 IN THE OFFICIAL RECORD OF DOUGLAS COUNTY, NEVADA; THENCE FROM THE POINT OF BEGINNING; SOUTH 89°37'49" EAST, 161.50 FEET;
THENCE SOUTH 00°22'11" EAST, 21.50 FEET;
THENCE SOUTH 89°37'49" EAST 15.49 FEET;
THENCE SOUTH 00°22'11" WEST, 212.34 FEET;
THENCE NORTH 63°56'19" WEST, 196.41 FEET;
THENCE NORTH 00°22'11" EAST, 148.69 FEET TO THE POINT OF BEGINNING.**

SAID LAND IS FURTHER SHOWN AND DELINEATED AS ADJUSTED PARCEL B ON RECORD OF SURVEY MAP RECORDED AUGUST 27, 2013 AS DOCUMENT NO. 829576.

PARCEL 2:

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL E AS SHOWN ON THAT RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR MARVERIK, INC., RECORDED AS DOCUMENT NO. 812496 IN THE OFFICIAL RECORD OF DOUGLAS COUNTY, NEVADA;

**THENCE FROM THE POINT OF BEGINNING, NORTH 26°05'16" EAST, 22.98 FEET;
THENCE NORTH 44°37'08" EAST, 77.07 FEET;
THENCE NORTH 25°51'27" EAST, 61.06 FEET;
THENCE SOUTH 64°21'51" EAST, 17.85 FEET TO THE BEGINNING OF A 2.50 FOOT RADIUS CURVE TO THE LEFT;
THENCE 5.01 FEET, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 114°55'42";
THENCE NORTH 00°42'27" EAST 26.19 FEET;
THENCE SOUTH 89°37'49" EAST, 5.37 FEET;
THENCE NORTH 00°22'11" EAST, 34.58 FEET;
THENCE SOUTH 63°56'19" EAST, 141.04 FEET;
THENCE SOUTH 26°03'41" WEST, 218.04 FEET;
THENCE NORTH 63°54'44" WEST, 164.09 FEET TO THE POINT OF BEGINNING.**

SAID LAND IS FURTHER SHOWN AND DELINEATED AS ADJUSTED PARCEL C ON RECORD OF SURVEY MAP RECORDED AUGUST 27, 2013 AS DOCUMENT NO. 829576.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 19, 2013 IN BOOK 0913, PAGE 4162 AS INSTRUMENT NO. 830872, OF OFFICIAL RECORDS DOUGLAS COUNTY, NEVADA.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MINDEN GATEWAY CENTER RECORDED MAY 8, 2008 IN BOOK 508 AT PAGE 1598 AS INSTRUMENT NO. 722796, AS AMENDED AND RESTATED IN DOCUMENT RECORDED AUGUST 27, 2013 IN BOOK 0813 AT PAGE 7137 AS INSTRUMENT NO. 829608 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

Subject to

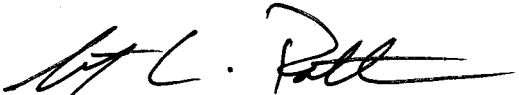
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 11/06/2017

California Gold Minden Partners, LLC, a
California limited liability company

By: California Gold Development
Corporation, a California corporation

By: 
Name: Scot L. Patterson
Title: President

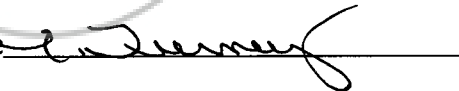
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

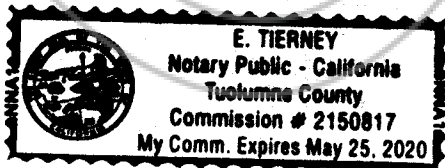
County of TUOLUMNE

Subscribed and sworn to (or affirmed) before me on this 16TH day of NOVEMBER 2017,
by SCOT L. PATTERSON, proved to me on the basis of satisfactory
evidence to be the person(s) who appeared before me.

(Seal)

Signature 

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
November 06, 2017 under Escrow No. **NCS-859918-SLC1**.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-30-701-028
 b) 1320-30-802-028
 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	Page: _____
Book _____	Date of Recording: _____
Notes: _____	

3. a) Total Value/Sales Price of Property: \$765,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$765,000.00
 d) Real Property Transfer Tax Due \$2,983.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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: *M. L. Palt*
 Signature: _____

Capacity: Managing Member - President
 Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: California Gold Minden Partners, LLC
 Address: 133 Old Wards Ferry Rd.
 City: Sonora
 State: CA Zip: 95370

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Maverik, Inc.
 Address: 185 S. State Street, Suite 800
 City: Salt Lake City
 State: UT Zip: 84111

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

Print Name: First American Title Insurance Company
 Address: 215 South State Street, Ste. 380
 City: Salt Lake City

File Number: NCS-859918-SLC1 jh/jh
 State: UT Zip: 84111