

A.P.N.: 1320-29-000-008
File No: 121-2521310 (MLR)
R.P.T.T.: \$0 #1

When Recorded Mail To: Mail Tax Statements To:
Heybourne Meadows II
4464 Ridge Crest Circle
Bountiful, UT 84010

GRANT, BARGAIN and SALE DEED

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

OPAL Investments, LLC, a Nevada limited liability company, as to an undivided \$5,100,000/\$6,000,000.00 interest; The Ben NV Trust, Abby Nilson, Trustee, as to an undivided \$500,000/\$6,000,000 interest; Allure Pebble, LLC, a Nevada limited liability company, as to an undivided \$400,000/\$6,000,000 interest

do(es) hereby GRANT, BARGAIN and SELL to

Heybourne Meadows II, LLC, a Utah limited liability company

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

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE SOUTH ONE-HALF (S¹/₂) OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., A FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 11172 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR PARK CATTLE CO. RECORDED SEPTEMBER 28, 2004 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 625243, THE POINT OF BEGINNING;

**THENCE ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29, SOUTH 89° 23' 21" EAST, 1693.57 FEET;
THENCE SOUTH 00° 20' 20" WEST, 1690.72 FEET TO THE NORTHEAST CORNER OF LOT 42 AS SHOWN ON THE SECOND AMENDED RECORD OF SURVEY FOR JOHN B. ANDERSON RECORDED JUNE 04, 1981 IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 56926, A FOUND 5/8" REBAR WITH CAP, RLS 2280;
THENCE ALONG THE NORTH LINE OF SAID LOT 42, NORTH 88° 45' 34" WEST, 1728.80 FEET TO THE NORTHWEST CORNER OF SAID LOT 42;
THENCE ALONG AN EXISTING FENCE AS DESCRIBED IN THE DEED BETWEEN GRACE M. DANGBERG AND HENRY F. AND EDITH HAZEL SEEMAN RECORDED MARCH 17, 1947 IN SAID OFFICE OF RECORDER IN BOOK Y OF DEEDS, AT PAGE 145, NORTH 00°**

**56' 42" EAST, 1457.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS DESCRIBED IN GRANT DEEDS FOR PUBLIC ROADWAY RECORDED APRIL 13, 1998 IN SAID OFFICE OF RECORDER IN BOOK 498, AT PAGE 1993 AND AS RECORDED DECEMBER 02, 1998 IN BOOK 1298, AT PAGE 826;
THENCE ALONG SAID RIGHT-OF-WAY OF BUCKEYE ROAD, THE FOLLOWING COURSES:**

**ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 690.00 FEET, CENTRAL ANGLE OF 30° 22' 50", ARC LENGTH OF 365.86 FEET, AND CHORD BEARING AND DISTANCE OF NORTH 65° 37' 05" EAST, 361.59 FEET; NORTH 80° 48' 30" EAST, 117.90 FEET; NORTH 89° 29' 43" WEST, 425.92 FEET;
THENCE NORTH 01° 26' 19" EAST, 42.20 FEET TO THE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 30, 2016 IN INSTRUMENT NO. 886900 OF OFFICIAL RECORDS.

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: 02/14/2018

Opal Investments, LLC, a Nevada limited liability company

By: [Signature]
Ezra Nilson, Manager

The Ben NV Trust

**SIGNED IN
COUNTERPART**

By: _____
Abby Nilson, Trustee

Allure Pebble, LLC, a Dissolved Nevada limited liability company

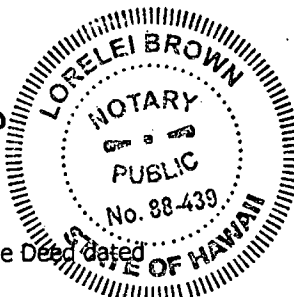
By: _____
Seth Ure, Managing Member

STATE OF Hawaii)
COUNTY OF Mau) ss.

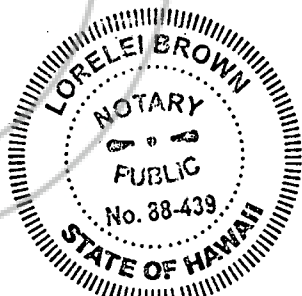
This instrument was acknowledged before me on February 16, 2018 by

Ezra Nilson
LORELEI BROWN
(My commission expires _____)
Second Judicial District
State of Hawaii

[Signature]



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated February 14, 2018 under Escrow No. 121-2521310.



Doc. Date: 2/16/18 # Pages: 1
Lorelei Brown Second-Circuit
Doc. Description: Grant
Bargain + Sale
Deed

[Signature] 2/16/18
Notary Signature Date

NOTARY CERTIFICATION

Opal Investments, LLC, a Nevada limited liability company

SIGNED IN
By: _____
Ezra Nilson, Manager

The Ben NV Trust

By: Abby Nilson Trustee
Abby Nilson, Trustee

Allure Pebble, LLC, a Dissolved Nevada limited liability company

SIGNED IN
By: _____
Seth Ure, Managing Member

STATE OF Utah)
COUNTY OF Davis) ss.

This instrument was acknowledged before me on 2/16/18 by Abby Nilson, Trustee

Jason K. Nelsen
Notary Public
(My commission expires: 5/29/2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 14, 2018** under Escrow No. **121-2521310**.

Opal Investments, LLC, a Nevada limited liability company

SIGNED IN
COUNTERPART

By: _____
Ezra Nilson, Manager

The Ben NV Trust

SIGNED IN
COUNTERPART

By: _____
Abby Nilson, Trustee

Allure Pebble, LLC, a Dissolved Nevada limited liability company

By: _____
Seth Ure, Managing Member

STATE OF Utah)
COUNTY OF Davis) ss.

This instrument was acknowledged before me on 2/16/2018 by Seth Ure

Jason Nelsen
Notary Public
(My commission expires: 5/29/2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 14, 2018** under Escrow No. **121-2521310**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-29-000-008
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Identified Entry Docs</u>	

3. a) Total Value/Sales Price of Property: \$0.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$0.00
 d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: 1
 b. Explain reason for exemption: CHANGE OF IDENTITY

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]
 Signature: [Signature]

Capacity: Grantor
 Capacity: Grantee

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

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

Print Name: Opal Investments, LLC et al
 Address: 4464 Ridge Crest Circle

Print Name: Heybourne Meadows II
 Address: 4464 Ridge Crest Circle

City: Bountiful
 State: UT Zip: 84010

City: Bountiful
 State: UT Zip: 84010

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

First American Title Insurance
 Print Name: Company
 Address: 5310 Kietzke Lane, Suite 100
 City: Reno

File Number: 121-2521310 MLR/ pb
 State: NV Zip: 89511-2043

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-29-000-008
- b) _____
- c) _____
- d) _____

2. Type of Property

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- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Indl
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Model 1</u>	

and OPERATING AGENT - J

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due: \$0.00

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Signature: *Alden Wilson, trustee*

Capacity: Grantor (The Ben NV Trust)

Signature: _____

Capacity: Grantee

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

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

Print Name: Opal Investments, LLC et al

Print Name: Heybourne Meadows II

Address: 4464 Ridge Crest Circle

Address: 4464 Ridge Crest Circle

City: Bountiful

City: Bountiful

State: UT Zip: 84010

State: UT Zip: 84010

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File Number: 121-2521310 MLR/ pb

Print Name: Company

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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

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 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified mobile</u> <u>and operating agent - [Signature]</u>	

3. a) Total Value/Sales Price of Property: \$0.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$0.00
 d) Real Property Transfer Tax Due \$0.00

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Signature: _____
 Signature: _____

Capacity: Grantor (Allure Pebble, LLC)
 Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Opal Investments, LLC et al
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 City: Bountiful
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