DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$35.00

2018-910565

\$35.00 Pas=5 02/20/2018 01:27 PM

FIRST AMERICAN TITLE RENO

KAREN ELLISON, RECORDER

E01

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 comany

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.
- 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, LLL enveyada limited liability company
By: Airiston, Mardager
The Ben NV Trust SIGNED IN
By:COUNTERPART
Abby Nilson, Trustee
Allure Pebble, LLC, a Dissolved Nevada limited liability company SIGNED IN
By:COUNTERPART Seth Ure, Managing Member
STATE OF HAWAU) SOUNTY OF MAUL) SS.
,
This instrument was acknowledged before me on
EZRA NI LSON LORENDIA BROWN (My commissible appress UBLIC Second Judicial District State of Hawaii This Not Compression argent 438 (2018 ed to that certain Grant, Bargain Sale Deed Cated OF Assimiliary February 14, 2018 under Escrow No. 121-2521310. Doc. Date: 16 18 # Pages: 1
LORENGIA OF MASON STATES
(My commissible public Public Public Second Judicial District
State of Hawaii This Not Connection Control of the
February 14, 2018 under Escrow No. 121-2521310.
Doc. Description Man f Bagain + Sile
No. 88-439 2/16/18
Notary Sighature Date
NOTARY CERTIFICATION

Opal Investments, LLC, a Nevada limited liability company	7 /
SIGNED IN By:	
Ezra Nilson, Manager	
- Card Missing Flatings	
The Ben NV Trust	
By: Alby Nilson, Trustee Abby Nilson, Trustee	
Abby Nilson, Trustee	
Allure Pebble, LLC, a Dissolved Nevada limited liability company	·
By: COUNTERPART	
Seth Ure, Managing Member	
	•
	•
STATE OF WELL)	
COUNTY OF Davis ; ss.	•
This instrument was acknowledged before me on 2/14/18	by Alby Nilson, Trust
JASON K. NE	
Notary Public / Notary Public / My Comm. Exp. 05	5/29/2021
(My commission expires: 5/29/201) Notary Public My Comm. Exp. 05 Commission # 6	94595

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 N	levada limited liability company SIGNED IN		7 /
Ву:	COUNTERPART		
Ezra Nilson, Manager			
The Ben NV Trust	SIGNED IN COUNTERPART		
Abby Nilson, Trustee))	
Allure Pebble, LLC, a Dissol	ved Nevada limited liability company	/ /	•
By: Seth Ure, Managing Mer	mber		
STATE OF Utah			
COUNTY OF DAVIS	;\		
This instrument was acknown	wledged before me on 7/16/20	518	by Seth Ure
2		JASON K. NELSE	·
Notary F	Public Co. 21	NOTARY PUBLIC - STATE OF 1 My Comm. Exp. 05/29/2	UTAH 2021
TIVIV COMMISSION AYDITAS:		Commission # 69459	/O

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)	\ \
	1320-29-000-008	\
b)		\
c). d)		\
-,		
2.	Type of Property X Vacant Land b) Single Fam. Res.	FOR RECORDERS OPTIONAL USE
a)	· 告	Book Page:
c)		
. e)		Date of Recording:
g)	Agricultural h) Mobile Home	Notes: Lekitied Enzity Docs
i)	Other	
3.	a) Total Value/Sales Price of Property:	\$0.00
	b) Deed in Lieu of Foredosure Only (value of pro	operty) (_\$)
	c) Transfer Tax Value:	\$0.00
	d) Real Property Transfer Tax Due	\$0.00
4.	If Exemption Claimed:	\
		m 1
	a. Transfer Tax Exemption, per 375.090, Section	
	b. Explain reason for exemption: CHA NG	IE OF IDENTITY
5.	Partial Interest: Percentage being transferred:	100_%
-	The understanded declares and acknowledges if	under penalty of perjury, pursuant to NRS
:	5.060 and NRS 375.110, that the information ormation and belief, and can be supported by do	rimentation il caneo unui to substattuate
the	information provided herein. Furthermore, the imed exemption, or other determination of additional and the supported by the control of the control o	e parties agree that disallowance of any
clai	imed exemption, or other determination of addit	tional tax due, may result in a penalty of
10° Sel	imed exemption, or other determination of addit % of the tax due plus interest at 1% per month, ler shall be jointly and severally liable for any add	litional amount owed.
	nature:	Capacity: Grantor
_	nature: File I / // Malix	Capacity: Grantee
W	SELLER TORANTOR LINFORMATION	BUYER (GRANTEE) INFORMATION
- %	(REQUIRED)	(REQUIRED)
Pri	nt Name: Opal Investments, LLC et al	Print Name: Heybourne Meadows II
Ad	dress: 4464 Ridge Crest Circle	Address: 4464 Ridge Crest Circle
Cit		City: Bountiful
Sta	ate: UT Zip: 84010	State: UT Zip: 84010
CC	MPANY/PERSON REQUESTING RECORDING	s (required it not seller or buyer)
0-1	First American Title Insurance nt Name: Company	File Number: 121-2521310 MLR/ pb
Ad	dress 5310 Kietzke Lane, Suite 100	
	v: Reno	State: NV Zip: 89511-2043
	CACA DURING RECORD THIS FOOM MAY	REDECTORIECT/MICROFICMED)

STATE OF NEVADA DECLARATION OF VALUE

Assessor Parcel Number(s)	\ \
a) 1320-29-000-008	\ \
b)	\ \
d)	\ \
2. Type of Property	
a) x Vacant Land b) Single Fam. Re	s. FOR RECORDERS OPTIONAL USE
c) Condo/Twnhse d) 2-4 Piex	Book Page:
e) Apt. Bldg. f) Comm1/Ind1	Date of Recording:
g) Agricultural h) Mobile Home	Notes: Ver Itied Madel
i) Other	and DRELATING ARMIT - Y
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, Sec	ion:
b. Explain reason for exemption: CHAN	GE OF IDERTITY
S. Partial Interest: Percentage being transferred:	
The undersigned declares and acknowledges 375.060 and NRS 375.110, that the information	, under penalty of perjury, pursuant to NRS
information and belief, and can be supported by d	ocumentation if called upon to substantiate
the information provided herein. Furthermore, claimed exemption, or other determination of ad-	the parties agree that disallowance of any ditional tax due, may result in a penalty of
10% of the fax due plus interest at 1% per montr	n. Pursuant to NRS 375,030, the Buver and
Seller shall be jointly and severally liable for any ac Signature: XULV MUGON	Capacity: Grantor (The Ben NV Trust)
Signature:	Capacity: Grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: Opal Investments, LLC et al Address: 4464 Ridge Crest Circle	Print Name: <u>Heybourne Meadows II</u> Address: 4464 Ridge Crest Circle
City: Bountiful	City: Bountiful
State: UT Zip: 84010	State: UT Zip: 84010
COMPANY/PERSON REQUESTING RECORDIN	
First American Title Insurance	File Number: 121-2521310 MLD/ nh
Print Name: Company Address 5310 Kietzke Lane, Suite 100	File Number: 121-2521310 MLR/ pb
City: Reno	State: <u>NV</u> Zip: <u>89511-2043</u>
(AS A PUBLIC RECORD THIS FORM MAY	Y BE RECORDED/MICROFILMED)

STATE OF NEVADA DECLARATION OF VALUE

Assessor Parcel Number(s)	\ \
a) 1320-29-000-008	\ \
b)	\ \
c)	\ \
2. Type of Property	
a) x Vacant Land b) Single Fam. Res.	FOR RECORDERS OPTIONAL USE
c) Condo/Twnhse d) 2-4 Plex	Book Page:
e) Apt. Bldg. f) Comm1/Ind1	Date of Recording:
g) Agricultural h) Mobile Home	Notes: Verified Mobil 1
i) Other	and operating agent -
3. a) Total Value/Sales Price of Property:	\$0.00
b) Deed in Lieu of Foredosure Only (value of pr	/
	· · · · · · · · · · · · · · · · · · ·
c) Transfer Tax Value:	\$0.00
d) Real Property Transfer Tax Due	\$0.00
4. <u>If Exemption Claimed:</u>	
a. Transfer Tax Exemption, per 375.090, Section	ın: 1
b. Explain reason for exemption: CHANG	IE OF IDERTITY
5. Partial Interest: Percentage being transferred:	100 %
The understaned declares and acknowledges, u	under penalty of perjury, pursuant to NRS
375.060 and NRS 375.110, that the information information and belief, and can be supported by do	provided is correct to the dest of their cumentation if called upon to substantiate
the information provided herein. Furthermore, the claimed exemption, or other determination of additional actions of the claimed exemption.	e parties agree that disallowance of any
10% of the tax due plus interest at 1% per month. Seller shall be jointly and severally liable for any add	Pursuant to NRS 375.030, the Buyer and
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
Signature:	
Signature: SELLER (GRANTOR) INFORMATION	Capacity: Grantee BUYER (GRANTEE) INFORMATION
(REQUIRED)	(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 COMPANY/PERSON REQUESTING RECORDING	State: UT Zip: 84010
First American Title Insurance	
Print Name: Company	File Number: <u>121-2521310 MLR/ pb</u>
Address 5310 Kietzke Lane, Suite 100 City: Reno	State: NV Zip: 89511-2043
CITY. MICHOLOGICA DECORD THE FORM MAY	DE DECORDED/MICROETI MEDI