

APN 1220-06-002-007



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN AND
MAIL TAX STATEMENTS TO

KAREN ELLISON, RECORDER E09

BLACK BELLY RANCH LLC
851 MOTTSVILLE LN
GARDNERVILLE NV 89460

GRANT, BARGAIN AND SALE DEED

FOR NO VALUABLE CONSIDERATION,

John Caruana, an unmarried man hereinafter referred to as the "Grantor", does hereby grant, bargain, sell and Convey to

BLACK BELLY RANCH LLC, A NEVADA LIMITED LIABILITY COMPANY,
hereinafter the "Grantee",

all the right, title and interest of the undersigned in and to the real property situated in the County of Douglas, State of Nevada, legally described as follows

PLEASE REFER TO EXHBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof

Witness my hand this 26th day of December, 2018

John Caruana

STATE OF NEVADA
COUNTY OF WASHOE

On this 26th day of December, 2018 appeared before me, a Notary Public, John Caruana personally known or proven to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the instrument for the purposes therein contained

Notary Public
My commission expires June 18, 2020

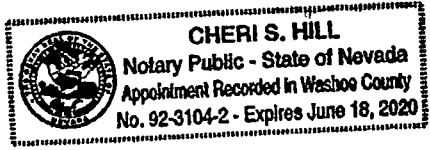


EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to in this Commitment is situated in the County of Douglas, State of Nevada and is described as follows

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE NE CORNER OF THE N-1/2 OF LOT 1 OF SW-1/4 (NE-1/4 OF SW-1/4) OF SECTION 6, T 12 N, R 20 E, M D B & M , AND HAVING A FRONTAGE OF 1056 FEET, MORE OR LESS, ON MOTTSVILLE LANE, (SO CALLED), AND FRONTAGE OF 334 FEET, MORE OR LESS, OF FREVERT ROAD (SO CALLED), AND CONTAINING 8 ACRES, MORE OR LESS

EXCEPTING HOWEVER, THE FOLLOWING DESCRIBED PROPERTY

COMMENCING AT A POINT 376-1/2 FEET W OF WHERE THE COUNTY ROAD, KNOWN AS MOTTSVILLE COUNTY ROAD, INTERSECTS WITH THE ROAD KNOWN AS THE FREVERT ROAD, AND ON THE W BOUNDARY OF SAID FREVERT ROAD, THENCE IN A SOUTHERLY DIRECTION 276 - 3/4 FEET, THENCE WESTERLY 315 FEET, THENCE NORTHERLY 276-3/4 FEET TO THE S SIDE OF SAID MOTTSVILLE ROAD, THENCE ALONG THE S SIDE OF SAID MOTTSVILLE ROAD 315 FEET TO THE PLACE OF BEGINNING

THIS LAND LIES IN SECTION 6, TOWNSHIP 12 N, RANGE 20 E, M D B & M

EXCEPTING FURTHER THE FOLLOWING DESCRIBED RIGHT OF WAY CONVEYED BY DEED FROM THERESA N SPRINGMEYER TO THE STATE OF NEVADA FOR A STATE HIGHWAY

BEING A PORTION OF THE NE-1/4 OF THE SW-1/4 OF SECTION 6, TOWNSHIP 12 N, RANGE 20 E, M D B & M , MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT

BEGINNING AT A POINT ON THE CENTER LINE OF THE STATE HIGHWAY AT A POINT KNOWN AS ENGINEERS' STATION "L" 104 / 45 00 P O T , SAID POINT OF BEGINNING BEING FURTHER DESCRIBED AS BEARING N 4° 55' 40" E A DISTANCE OF 29,196 13 FEET FROM THE SW CORNER OF SECTION 31, TOWNSHIP 12 N, RANGE 20 E, M D B & M , THENCE S 0° 35' E ALONG SAID CENTER LINE A DISTANCE OF 328 FEET TO AN INTERSECTION WITH A PROPERTY LINE FENCE AT APPROXIMATELY ENGINEERS' STATION "L" 107 / 73 00 P O T , THENCE N 89° 25' W, A DISTANCE OF 50 00 FEET TO THE EASTERLY 50 FOOT RIGHT OF WAY LINE, THENCE N 0° 35' W, A DISTANCE OF 328 00 FEET TO AN INTERSECTION WITH A PROPERTY LINE FENCE, THENCE S 89° 25' E A DISTANCE OF 50 00 FEET TO ENGINEERS' STATION "L" 104 / 45 00 P O T TO THE POINT OF BEGINNING

SAID RIGHT OF WAY FOR PUBLIC HIGHWAY CONTAINING 0 38 ACRES, MORE OR LESS

NOTE THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 24, 1995, IN BOOK 0895, PAGE 04073, AS INSTRUMENT NO 369043

STATE OF NEVADA
DECLARATION OF VALUE

1 Assessor Parcel Number(s)
a) 1220-06-002-007
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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING _____	
NOTES <u>Operation Agr Of</u> <u>BC</u>	

3 Total Value/Sales Price of Property \$ \$0 00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value \$ _____
Real Property Transfer Tax Due \$ \$0.00

4 If Exemption Claimed
a Transfer Tax Exemption per NRS 375 090, Section # 9
b Explain Reason for Exemption TRANSFER TO AN LLC THAT GRANTOR/GRANTEE
RETAIN 100% OWNERSHIP INTEREST

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 _____ Capacity GRANTOR
Signature _____ Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name JOHN CARUANA
Address 851 Mottsville Ln
City Gardnerville
State NV Zip 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name BLACK BELLY RANCH LLC
Address 851 Mottsville Ln
City Gardnerville
State NV Zip 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name Chen Hill/Sage International, Inc Escrow # _____
Address 1135 Terminal Way #209
City Reno State NV Zip 89502

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