

APN: 1420-07-619-05

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

McCARTHY & RUBRIGHT, LLP
Attn: Scott E. Rubright, Esq.
Post Office Box 190
Red Bluff, California 96080



00098940201909357170050052

KAREN ELLISON, RECORDER

Space Above Line For Recorder's Use

MEMORANDUM OF AGREEMENT

(LOT 5 – INDIAN HILLS)

This Memorandum of Agreement is made and entered into by and between Staedler & Scott Holdings, LLC, a Nevada limited liability company (“Holdings”), and Quail Valley Ranch, LLC, a California limited liability company (“Ranch”). Holdings and Ranch are hereinafter referred to collectively as the “Co-Tenants” and separately as a “Co-Tenant.”

The Co-Tenants have entered into that certain Tenancy-in-Common Agreement dated as of September 9, 2019 (“Agreement”) governing their ownership, management and disposition of their respective tenant in common interests in that certain real property described below (the “Property”), on the terms and subject to the conditions set forth in that Agreement, the terms and conditions of which are made a part hereof as though fully set forth herein.

This Memorandum of Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement.

The Property referred to herein is situated in the State of Nevada, County of Douglas as described on **Exhibit 1**.

Executed effective as of September 9, 2019

STAEDLER & SCOTT HOLDINGS, LLC,
a Nevada limited liability company

By: Rudy Staedler
Rudy Staedler, Manager

QUAIL VALLEY RANCH, LLC,
a California limited liability company

By: Edwin Parish
Edwin Parish, Manager

By: Yvonne Parish
Yvonne Parish, Manager

EXHIBIT 1

LEGAL DESCRIPTION

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

LOT 5 INDIAN HILLS PLAZA SUBDIVISION (COMMON AREA)

BEGINNING at the Northeast corner of Parcel 2 as shown on the Parcel Map recorded as document number 505028 in the official records of Douglas County;

Thence South $01^{\circ}06'12''$ West along the Westerly right-of-way of U.S. Highway 395 a distance of 328.68 feet;

Thence South $89^{\circ}39'56''$ West a distance of 166.32 feet;

Thence South $00^{\circ}07'35''$ West a distance of 241.58 feet to a point on the Northerly right-of-way of Mica Drive;

Thence South $89^{\circ}36'08''$ West along the Northerly right-of-way of Mica Drive a distance of 119.24 feet;

Thence 31.32 feet along the arc of a curve to the right having a central angle of $89^{\circ}44'16''$ a radius of 20.00 feet, and a chord which bears North $45^{\circ}35'43''$ West, 28.22 feet;

Thence North $00^{\circ}08'41''$ East a distance of 550.09 feet;

Thence North $89^{\circ}36'08''$ East a distance of 311.08 feet to the POINT OF BEGINNING;

Excepting therefrom those portions described as Lot 1, Lot 2, Lot 3, and Lot 4.

Lot 5 Containing 2.442 acres more or less.

California

State of Nevada)

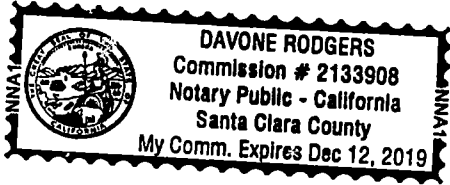
County of Santa Clara)

SS.

This instrument was acknowledged before me on Sept 20, 2019, by RUDY STAEDLER as Manager of STAEDLER & SCOTT HOLDINGS, LLC, a Nevada Limited Liability Company.

WITNESS my hand and official seal.

Davone Rodgers
Commission Expires: 12.12.19



COOPER

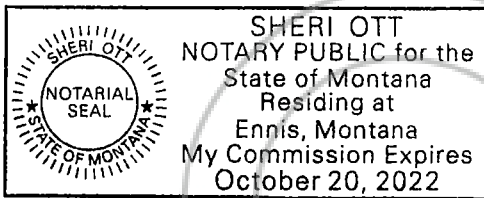
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Montana)
County of Madison) ss.

On 9.16.19, before me, Sheri Ott, Notary Public, personally appeared EDWIN J. PARISH, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Montana that the foregoing is true and correct.

WITNESS my hand and official seal.

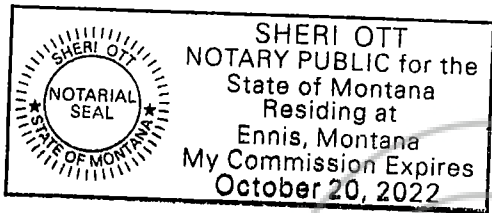


Sheri Ott
Commission Expires: 10/20/22

ACKNOWLEDGEMENT/ GENERAL

STATE OF Montana)
COUNTY OF Madison) SS.

This instrument was acknowledged before me on 9.16.19
by Yvonne Parish Manager of Quail Valley Ranch LLC



Sheri Ott
Signature of Notarial Officer
Notary Public for the State of Montana
Residing at: Ennis Mt
Commission Expires: 10/20/22