

The undersigned hereby affirms that this document submitted for recording does not contain personal information of any person or persons.



KAREN ELLISON, RECORDER

A.P.N. 1420-06-802-003

When Recorded Return to:
Scott J. Heaton
P.O. Box 605
Carson City, NV 89702

Mail Tax Statements to:
West Platte, LLC
P.O. Box 1724
Carson City, NV 89702

GRANT, BARGAIN SALE DEED

THIS INDENTURE WITNESSETH: That SEASERPANT, INC., a Nevada Corporation, in consideration of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to WEST PLATTE, LLC, a Nevada Limited Liability Company, all that real property situate in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Witness my hand this 30th day of December, 2019.

SEASERPANT, INC., a Nevada Corporation

By *[Signature]*
John Seppa, Jr., President

STATE OF NEVADA)
) ss.
CARSON CITY)

On December 30, 2019, personally appeared before me, the undersigned, a Notary Public, JOHN SERPA, JR., President of SEASERPANT, INC., and in his capacity as such, acknowledged to me that he executed the above instrument.

Wendy A. McMartin
Notary Public

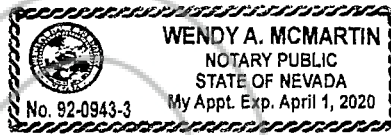


EXHIBIT "A"

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

A parcel of land located within a portion of the Southeast one-quarter of Section 6, Township 14 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the one-quarter corner common to Sections 6 and 7, Township 14 North, Range 20 East, M.D.B.&M., a found 1963 B.L.M. brass cap, the POINT OF BEGINNING;

thence along the center section line of said Section 6, North $00^{\circ}16'50''$ East, 279.82 feet to a point on the Southerly line of Jacks Valley Road; thence along said Southerly line of Jacks Valley Road, North $66^{\circ}54'20''$ East, 52.41 feet to the Northwesterly return of realigned Vista Grande Boulevard; thence along the Westerly line of said realigned Vista Grande Boulevard the following four courses: thence along the arc of a curve to the right, tangent to the preceding course, having a radius of 35.00 feet, central angle of $90^{\circ}00'00''$, arc length of 54.98 feet, chord bearing of South $68^{\circ}05'40''$ East, and chord length of 49.50 feet; thence South $23^{\circ}05'40''$ East, 85.22 feet; thence along the arc of a curve to the left, having a radius of 530.00 feet, central angle of $11^{\circ}00'35''$, arc length of 101.84 feet, chord bearing of South $28^{\circ}35'58''$ East, and chord length of 101.68 feet; thence South $34^{\circ}06'15''$ East, 136.14; thence South $89^{\circ}39'23''$ West, 253.94 feet to the POINT OF BEGINNING.

Said premises further referenced on that certain Record of Survey filed for record in the office of the County Recorder of Douglas County, Nevada on February 19, 1999, as Document No. 461506.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on August 11, 2004, as Document No. 621168, in Book 0804, Page 4183, of Official Records.

Assessor's Parcel Number(s):
1420-06-802-003

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-06-802-003
 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: _____	

3. Total Value/Sales Price of Property: \$ 131,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 131,000.00
 Real Property Transfer Tax Due: \$ 510.90

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 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 [Signature] Capacity President
 Signature [Signature] Capacity Manager

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Seaserpant, Inc.
 Address: P.O. Box 1724
 City: Carson City
 State: NV Zip: 89702

Print Name: West Platte, LLC
 Address: P.O. Box 1724
 City: Carson City
 State: NV Zip: 89702

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Scott J. Heaton Escrow # _____
 Address: P.O. Box 605
 City: Carson City State: NV Zip: 89702

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