

APN: 1319-15-000-001

MAIL TAX STATEMENTS TO:
RANCH NO. 1 LIMITED PARTNERSHIP
Attn: LISA A. LEKUMBERRY
P.O. Box 72
GENOA, NV 89411



KAREN ELLISON, RECORDER

RETURN RECORDED DEED TO:
JAMES R. CAVILIA, ESQ.
ALLISON MacKENZIE, LTD.
402 North Division Street
Carson City, NV 89703

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on April 6th, 2020, by and between, TRIMMER PEAK LIMITED PARTNERSHIP, a Nevada limited partnership, grantor, and RANCH NO. 1 LIMITED PARTNERSHIP, a Nevada limited partnership, grantee.

WITNESSETH:

THAT THE grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to it in hand paid by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantee, and to its successors and assigns, all that certain lot, piece, or parcel of land situated in the County of Douglas, State of Nevada, and more particularly described as follows:

(See, Exhibit "A" attached hereto and incorporated herein by this reference.)

TOGETHER WITH all and singular the tenements, hereditaments, and

appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantee and to her successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.

TRIMMER PEAK LIMITED PARTNERSHIP,
a Nevada limited partnership

Lisa Lekumberry
Lisa A. Lekumberry, Trustee of the Giovacchini Family Trust, General Partner

STATE OF NEVADA)
 : ss.
CARSON CITY)

On APRIL 6TH, 2020, personally appeared before me, a notary public, LISA A. LEKUMBERRY, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she is the Trustee of the Giovacchini Family Trust, the General Partner of TRIMMER PEAK LIMITED PARTNERSHIP, a Nevada limited partnership, and who further acknowledged to me that she executed the foregoing Grant, Bargain and Sale Deed on behalf of said limited partnership.

[Signature]
NOTARY PUBLIC

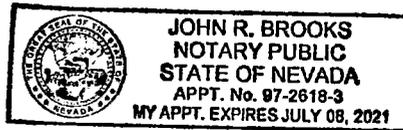


EXHIBIT "A"

All that certain parcel of real property located in the county of Douglas, state of Nevada, being Assessor's Parcel Number 1319-15-000-001, and more particularly described as follows:

A.P.N. 17-051-07
"Wasson Ranch West"

All that certain lot, piece, parcel or portion of land situate, lying and being within the southwest 1/4 of the southwest 1/4 of Section 10 and the northwest 1/4 of the northwest 1/4 of Section 15, Township 13 North, Range 19 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

Commencing at the section corner common to Sections 9, 10, 15 and 16, Township 13 North, Range 19 East, M.D.M. which point is the TRUE POINT OF BEGINNING; thence along the line between said Sections 9 and 10 North 00°07'02" West a distance of 481.45 feet to a point on a rock fence and the southwest corner of that parcel described in deed filed for record in Book 1 at page 114; thence along said rock fence North 59°43'45" East a distance of 104.20 feet to a point on the right-of-way line of Foothill Road; thence along said line North 28°34'43" West a distance of 189.06 feet to a point on the west line of aforesaid Section 10; thence along said line North 00°03'53" West a distance of 83.79 feet to a point on the centerline of Foothill Road as described in deed filed for record September 19, 1950 in Book Z of Deeds at page 282, Official Records of Douglas County, Nevada; thence along said centerline South 28°34'43" East a distance of 2,381.61 feet to a point on the south line of the northwest 1/4 of the northwest 1/4 of aforesaid Section 15; thence along said line South 89°35'37" West a distance of 1,134.27 feet to the southwest corner of said northwest 1/4 of the northwest 1/4; thence along the west line thereof North 00°09'11" West a distance of 1,315.69 feet to the TRUE POINT OF BEGINNING and containing 27.12 acres more or less.

Subject to a right-of-way for Public Highway purposes as described in deed filed for record September 19, 1950 in Book Z of Deeds at page 282, Official Records of Douglas County, Nevada. (Foothill Road)

The Basis of Bearing for this description is the south line of the southwest 1/4 of Section 10, Township 13 North, Range 19 East, M.D.M., Douglas County, Nevada which bears North 89°32'33" East as shown on the Record of Survey filed for record September 28, 1989 in Book 989 at page 3944 as document number 211937, Official Records of Douglas County, Nevada.

Legal description previously recorded as document 498934

State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

- a) 1319-15-000-001
- b) _____

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

\$ 237.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 1.95

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

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 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 Agent of Grantor
 Signature _____ Capacity Agent of Grantee

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name: Trimmer Peak Limited Partnership Print Name: Ranch No. 1 Limited Partnership
 c/o Allison MacKenzie, Ltd. c/o Allison MacKenzie, Ltd.
 Address: 402 North Division Street Address: 402 North Division Street
 City: Carson City City: Carson City
 State: NV Zip: 89703 State: NV Zip: 89703

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #
 Address: 402 North Division Street, P.O. Box 646
 City: Carson City State: NV Zip: 89702