

APN: 1220-19-001-005, , , , , ,  
1220-19-001-007, 1220-19-001-009,  
1220-19-001-006, 1220-19-001-011 and  
1220-19-001-012  
R.P.T.T.: \$16,224.00  
Escrow No.: 21019004-SS  
When Recorded Return To:  
Horseshoe B Ranch, LLC, a Nevada Limited  
Liability Company  
2215 Rhodes Road  
Reno, NV 89521

Mail Tax Statements to:  
Horseshoe B Ranch, LLC, a Nevada Limited  
Liability Company  
2215 Rhodes Road  
Reno, NV 89521

SPACE ABOVE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Steven K. Rahbeck, Successor Trustee of The S & C Rahbeck Trust, UTD May 2, 2016 and Jeffrey K. Rahbeck and Kathleen A. Rahbeck, Trustees of The J & K Rahbeck Trust, utd May 10, 2013,**

do(es) hereby Grant, Bargain, Sell and Convey to

**Horseshoe B Ranch, LLC, a Nevada Limited Liability Company**

all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

...together with all water rights appurtenant to the properties herein....

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 30 day of September, 2021.

S & C Rahbeck Trust, UTD May 2, 2016

BY: Steven K. Rahbeck  
Steven K. Rahbeck  
Trustee

The J & K Rahbeck Trust, utd May 10, 2013

BY: Jeffrey K. Rahbeck  
Jeffrey K. Rahbeck  
Trustee

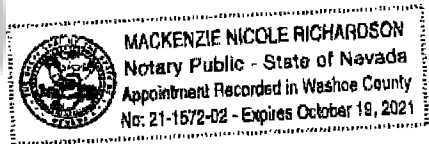
BY: Kathleen A. Rahbeck  
Kathleen A. Rahbeck  
Trustee

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 30 day of Sept, 2021, by Steven K. Rahbeck, as Successor Trustee of S & C Rahbeck Trust, UTD May 2, 2016 and Jeffrey K. Rahbeck, as Trustee and Kathleen A. Rahbeck, as Trustee of The J & K Rahbeck Trust, utd May 10, 2013.

Mackenzie Richardson  
Notary Public



## EXHIBIT A

### PARCEL 1:

All that certain piece or parcel of land situate in the County of Douglas, State of Nevada, being a portion of the NE1/4 of the SW1/4 and the SE1/4 of the NW1/4 of Section 19, T. 12 N. R 20 E., M.D.B.&M. described as follows:

Commencing at the Southwest corner of that parcel of land conveyed to Lester V. Swenson, et ux, by Deed recorded May 26, 1964, in Book 24, Page 407, Official Records, thence N. 0°28'12" E, along the West line of said parcel a distance of 1005.34' to the Northwest corner of that parcel described in Book 27, Page 86, Official Records. Thence N. 89°51'31" E. along the Northerly line of said parcel 1222.28' to the Northeast corner thereof, said point being also on the Westerly Right of Way line of Nevada State Highway Route 88, thence along said Right of Way line N. 0°07'45" W. a distance of 30.00' to the true point of beginning; thence S. 89°51'31" W. 1192.28'; thence N. 0°28'12" E. 959.10'; thence S. 89°58'37" E. 727.69' to a point on the Northwesterly line of the aforesaid Swenson land recorded in Book 24, Page 407, Official Records, thence S. 38°49'17" E. 727.13' to a point on the Westerly Right of Way line of Nevada State Highway, Route 88; thence continuing along the Highway Right of Way line, S. 0°07'45" E. to the True Point of Beginning.

NOTE: Said legal description was previously recorded in Quitclaim Deed recorded February 17, 2021, as Document No. 2021-962093, Official Records, Douglas County, Nevada.

APN: 1220-19-001-005

### PARCEL 2:

Commencing at the Southwest corner of parcel conveyed to Lester V. Swenson, et ux, by deed recorded May 26, 1964 in Book 24, Official Records, Page 407, Douglas County, Nevada; thence North 0°28'12" East along the West line of said parcel a distance of 1005.34 feet to the Northwest corner of parcel described in Book 27, Official Records, page 86, Douglas County, Nevada, the True Point of Beginning; thence North 89°51'31" East along the Northerly line of said parcel 1222.28 feet to the Northeast corner thereof, said point being also on the Westerly line of Nevada State Highway, Route 88; thence along said line North 0°07'45" West, a distance of 30.00 feet; thence South 89°51'31" West 1192.38 feet; thence North 0°28'12" East 959.10 feet; thence South 89°58'37" East 727.69 feet to a point on the Easterly line of said Swenson parcel; thence along the Easterly line of said parcel conveyed to Lester V. Swenson, et ux, the following courses and distances; North 38°49'17" West 1386.89 feet and North 55°19'44" West 533.0 feet; thence South 81°46'16" West, 292.0 feet to the most Northerly corner of parcel conveyed to Hans T. Jensen, et ux, by deed recorded September 15, 1964, in Book 26 of Official Records, at Page 666, Douglas County, Nevada; thence along the Northeasterly and Southwesterly line of said parcel the following courses and distances: South 50°02'58" East 124.84 feet and South 51°08'56" West, 348.93 feet to the most Southerly corner of said parcel; thence South 50°02'58" East along the Westerly line of said Swenson parcel a distance of 1323.84 feet; and South 0°28'12" West a distance of 1181.70 feet more or less, to the true point of beginning.

NOTE: Said legal description was previously recorded in Quitclaim Deed recorded October 4, 2017, as Document No. 2017-905229, Official Records, Douglas County, Nevada.

APN: 1220-19-001-007

### PARCEL 3:

A parcel of land located at the Northwest quarter of the Northwest quarter of Section 19, T. 12 N., R. 20 E., M.D.B.&M., Carson Valley, Douglas County, State of Nevada, more particularly described as follows:

Beginning at the Westernmost corner of the parcel which bears N. 1°51'38" East, a distance of 7084.77

feet from the West Quarter corner of Section 30, T. 12 N., R 20 E., M.D.B.&M., proceed thence N. 51°08'56" E., 293.11 feet to a point on the bank of Brockliss Slough, thence N. 53°48'06" E., 56.40 feet to a point in the center of Brockliss Slough, thence S. 50°02'58" E., 124.84 feet to a point, thence S. 51°08'56" W., 348.93 feet to a point; thence N. 50°02'58" W., 127.51 feet to the point of beginning.

Together with an easement to cross property described in document recorded December 23, 1968, as Document No. 43234, Official Records of Douglas County, Nevada, allowing ingress and egress as set forth in deed recorded September 15, 1964, in Book 26, Page 666, as Document No. 26101, Official Records, Douglas County, Nevada.

NOTE: Said legal description was previously contained in Quitclaim Deed recorded October 4, 2017, as Document No. 2017-905228, Official Records, Douglas County, Nevada.

APN: 1220-19-001-009

PARCEL 4:

Parcels 2, 3 and 4 as shown on the Parcel Map for Calvin F. Gunn, et ux, filed for record in the Office of the County Recorder of Douglas County, Nevada, on December 11, 1981, in Book 1281, Page 637, as Document No. 63167 of Official Records.

APN: 1220-19-001-006; 1220-19-001-011; 1220-19-001-012

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s) 1220-19-001-007  
 a) 1220-19-001-005  
 b) 1220-19-001-006  
 c) 1220-19-001-011  
 d) 1220-19-001-012  
1220-19-001-009

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$4,160,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$4,160,000.00  
 d. Real Property Transfer Tax Due: \$16,224.00
4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_
5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: Steven K. Rahbeck Capacity: \_\_\_\_\_ Grantor  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: <u>Steven K. Rahbeck, Successor Trustee of The S &amp; C Rahbeck Trust, UTD May 2, 2016 and Jeffrey K. Rahbeck and Kathleen A. Rahbeck, Trustees of The J &amp; K Rahbeck Trust, utd May 10, 2013</u>	Print Name: <u>Horseshoe B Ranch, LLC, a Nevada Limited Liability Company</u>
Address: <u>PO Box 12111</u>	Address: <u>2215 Rhodes Road</u>
City: <u>Zephyr Cove</u>	City: <u>Reno</u>
State: <u>NV</u> Zip: <u>89448</u>	State: <u>Nevada</u> Zip: <u>89521</u>

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: First Centennial Title Company of Nevada Esc. #: 21019004-SS  
 Address: 1450 Ridgeview Dr, Ste 100  
 City: Reno      State: NV      Zip: 89519