

APNs: 1320-23-001-015, 1320-26-001-002
1320-26-001-003, and 1320-26-001-004

Recorded at the request of
Maupin, Cox & LeGoy
4785 Caughlin Parkway
Reno, Nevada 89519

After recordation, return Grant
Deed and mail future property
tax statements to Grantee at:

Pine Nut Ranch Estates, LLC
P.O. Box 30,000
Reno, Nevada 89520

GRANT DEED

PATRICIA MCGUIRE, as Trustee of THE PATRICIA K. MCGUIRE FAMILY TRUST DATED OCTOBER 19, 2018 (as "Grantor"), hereby grants, bargains, and sells to PINE NUT RANCH ESTATES, LLC, a Nevada limited liability company ("Grantee"), Grantor's entire right, title and interest, in the real property located at 1766 East Valley Road, Minden, Douglas County, Nevada, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE.

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

This conveyance is subject to the following liens and encumbrances:

1. General, special, and any supplemental county taxes and assessments not delinquent.

///

///

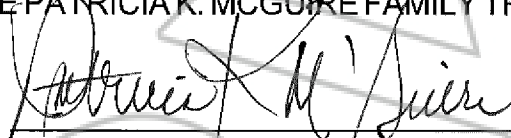
///

2. Covenants, conditions, restrictions, reservations, easements, and rights-of-way of record, if any.

Dated: March 2, 2022.

THE PATRICIA K. MCGUIRE FAMILY TRUST

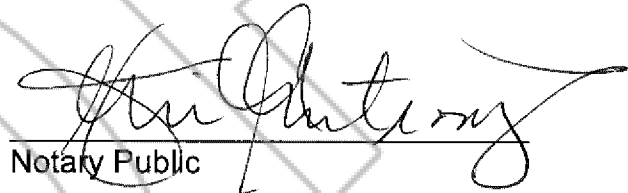
By:


PATRICIA K. MCGUIRE, Trustee

STATE OF NEVADA

COUNTY OF WASHOE

This Grant Deed was acknowledged before me on March 2, 2022, by PATRICIA K. MCGUIRE, as Trustee of THE PATRICIA K. MCGUIRE FAMILY TRUST.


Notary Public

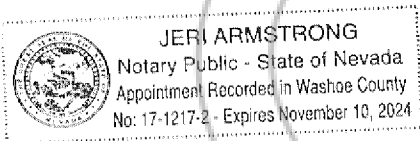


EXHIBIT "A"

**LEGAL DESCRIPTION
OF
A. P. N. 1320-23-001-015
FOR
ROLLING J RANCH**

A parcel of land located in Douglas County, Nevada, being a part of the southeast one-quarter of the southeast one-quarter of Section 15, the southwest of the southwest and the southeast of the southeast of Section 14, the east one-quarter of the northeast one-quarter of Section 22, portions of Section 23, and the northwest one-quarter of Section 24, all in Township 13 North, Range 20 East, Mount Diablo Base and Meridian, said parcel being more particularly described as follows:

Commencing at the southwest corner of said Section 14:

Thence South $06^{\circ}18'42''$ West 93.01 feet to the True Point of Beginning;

Thence North $00^{\circ}33'38''$ West 1296.38 feet to a point on the southerly boundary of the Bently parcel;

Thence, along said southerly boundary of said Bently parcel North $88^{\circ}21'19''$ East 1377.44 feet;

The above course passes through the approximate center of a private ephemeral reservoir that extends about 800 feet north and south of the common boundary;

Thence South $01^{\circ}00'17''$ West 1302.03 feet;

Thence North $89^{\circ}48'37''$ East 1333.39 feet;

Thence South $00^{\circ}34'15''$ West 1312.89 feet;

Thence South $89^{\circ}53'13''$ East 1327.19 feet;

Thence North $00^{\circ}28'44''$ East 1289.27 feet;

Thence North $00^{\circ}30'19''$ East 1316.65 feet;

Thence North $89^{\circ}30'06''$ East 1324.75 feet;

Thence South $89^{\circ}21'18''$ East 1319.06 feet;

Thence South $00^{\circ}50'13''$ West 1328.33 feet;

Thence South $89^{\circ}13'11''$ East 1321.91 feet;

Thence South $00^{\circ}34'02''$ West 2634.31 feet;

Thence North $89^{\circ}34'58''$ West 2623.40 feet;

Thence South $00^{\circ}07'32''$ West 50.00 feet;

Thence North $89^{\circ}08'18''$ West 2410.02 feet to the northwest corner of Lot 1 of Grandview

Estates Phase 1, recorded 6 January 2003 as Document Number 562908, Douglas County Records;

Thence South $18^{\circ}52'12''$ West 2671.68 feet;

Thence South $88^{\circ}57'43''$ East 574.51 feet;

Thence 47.04 feet along a tangent curve to the left whose radius is 30.00 feet and having a central angle of $89^{\circ}50'49''$;

Thence South $01^{\circ}02'17''$ West 77.18 feet;

Thence North $89^{\circ}13'57''$ West 1012.90 feet;

Thence North $06^{\circ}17'18''$ East 253.40 feet;

Thence North 00°11'02" East 508.81 feet;
Thence North 00°28'42" East 673.12 feet;
Thence North 00°27'47" East 1206.73 feet;
Thence North 89°08'41" West 1669.40 feet;
Thence North 00°00'07" West 2556.87 feet to the True Point of Beginning.

Excepting therefrom the following described parcel:

Commencing at the previously noted northwest corner of Lot 1 of Grandview Estates Phase 1,
recorded 6 January 2003 as Document Number 562908, Douglas County Records;

Thence North 18°23'50" West 211.75 feet to the True Point of Beginning;

Thence North 53°55'14" West 196.99 feet;

Thence 86.71 feet along a non-tangent curve to the left whose radius is 1250.00 feet and having a
central angle of 03°58'29" and whose long chord bears North 34°05'32" West;

Thence North 36°04'46" West 73.21 feet;

Thence 90.20 feet along a tangent curve to the right whose radius is 1498.99 feet and having a
central angle of 03°26'52";

Thence South 53°55'14" West 202.71 feet;

Thence South 36°04'46" East 250.00 feet to the True Point of Beginning.

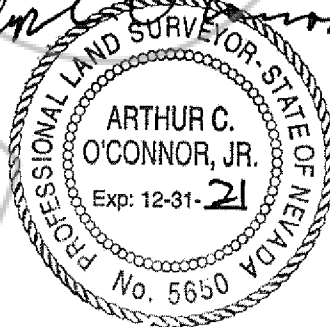
The subject parcel contains numerous recorded easements not considered as part of this legal
description.

Basis of Bearings for this legal description is Grandview Estates Phase 1, recorded 6 January
2003 as Document Number 562908, Douglas County Records.

This legal description has been prepared using record information as shown on the Tract Map for
Grandview Estates Phase 1, recorded 6 January 2003 as Document Number 562908, Douglas
County Records, as corrected by that Record of Survey for SCM-Rolling J Ranch filed 8 June
2011 as Document Number 784392, Douglas County Records.

This legal description was prepared by Arthur C. O'Connor Jr., a Professional Land Surveyor,
licensed to practice in Nevada as PLS 5650, whose address is P. O. Box 19640, Reno, Nevada
89511.

Arthur C. O'Connor Jr.



5-(4-21

A.P.N. 1320-14-002-002
BENTLY

N88° 21' 19"E
1377.44'
N1° 00' 17"E
1302.03'

N6° 18' 42"E
93.01'
N89° 48' 37"E
1333.39'

NOT A PART
S53° 55' 14"W
202.71'
N36° 04' 46"W
73.21'
S36° 04' 46"E
250.00'
1669.40'

N89° 08' 41"W
1206.73'
N0° 28' 42"E
673.12'

S0° 34' 15"W
1312.89'

S89° 53' 13"E
1327.19'

L=90.20', R=1498.99'
Δ=3°26'52"

L=86.71', R=1250.00'
Δ=3°58'29"

S18° 23' 50"E
211.75'

2410.02'

N89° 08' 18"W
196.99'

N53° 55' 14"E
196.99'

"NW COR LOT 1"

SEE SHEET 2

N89° 30' 06"E
1324.75'

S89° 21' 18"E
1319.06'

S0° 30' 19"E
1316.65'

N0° 28' 44"E
1289.27'

S89° 13' 11"E
1321.91'

S0° 50' 13"W
1328.33'

A.P.N. 1320-23-001-015

S34° 05' 32"E
86.69' LC

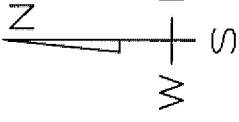
2623.40'

N89° 34' 58"W
50.00'

S0° 07' 32"W
50.00'

2634.31'

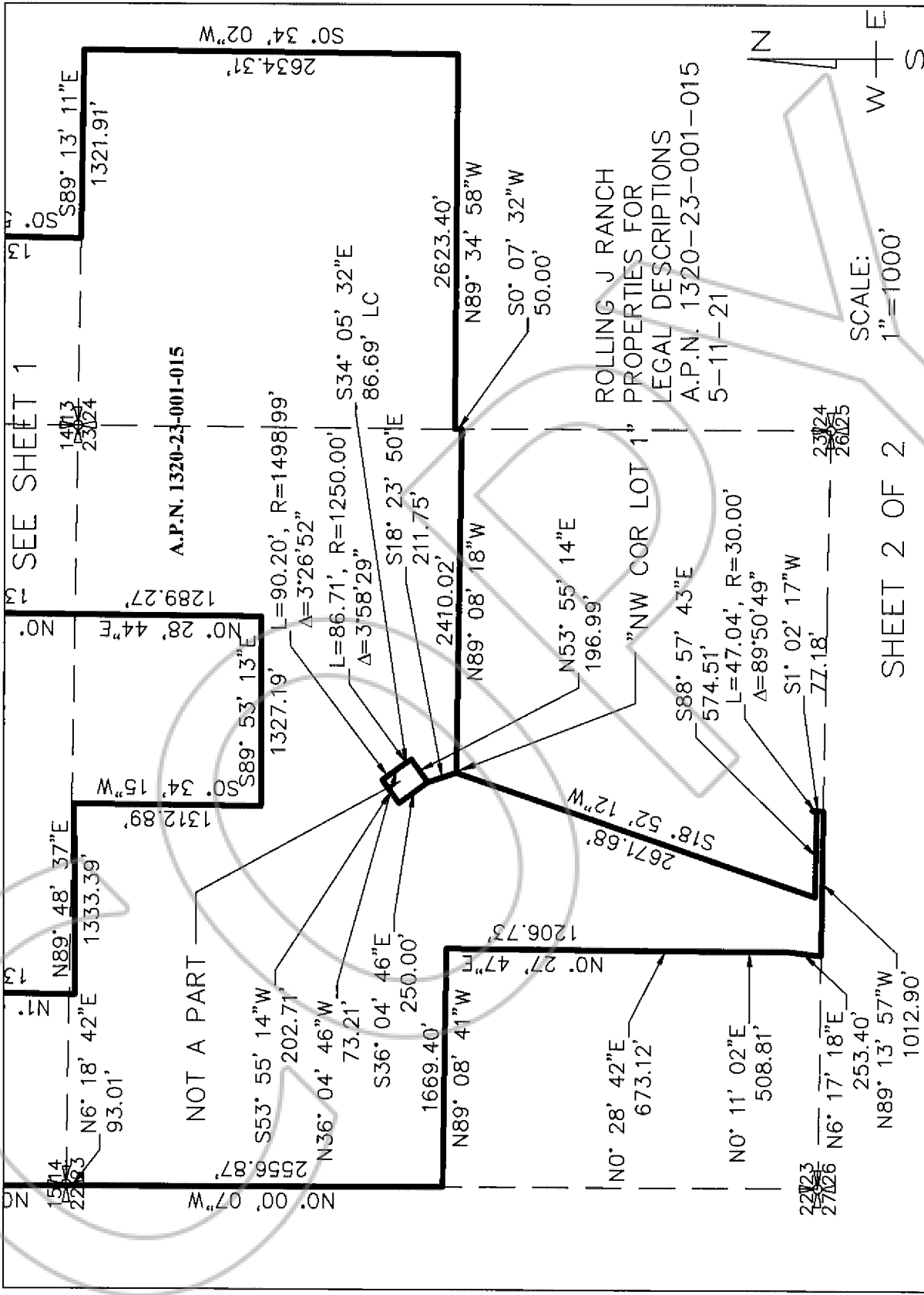
S0° 34' 02"W



SCALE: 1"=1000'

ROLLING J RANCH
PROPERTIES FOR
LEGAL DESCRIPTIONS
A.P.N. 1320-23-001-015
5-11-21

SHEET 1 OF 2



**LEGAL DESCRIPTION
OF
A. P. N. 1320-26-001-002
FOR
ROLLING J RANCH**

A parcel of land located in Douglas County, Nevada, being a part of the northeast one-quarter of the northwest one-quarter of Section 26, Township 13 North, Range 20 East, Mount Diablo Base and Meridian, being "Parcel 30" of the Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898, Douglas County Records, said parcel being more particularly described as follows:

Commencing at the northwest corner of said Section 26:

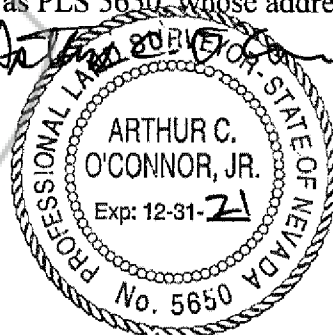
Thence South 89°24'04" East 1620.31 feet;
Thence South 00°46'46" West 30.00 feet;
Thence South 22°01'28" West 484.02 feet to the True Point of Beginning;
Thence North 89°12'42" West 335.51 feet;
Thence South 26°17'18" West 390.00 feet;
Thence South 13°51'17" East 300.00 feet;
Thence South 10°50'58" West 164.86 feet;
Thence North 89°03'29" West 30.40 feet;
Thence North 10°50'58" East 156.19 feet;
Thence North 17°13'12" West 684.24 feet to the True Point of Beginning.

The subject parcel contains recorded easements not considered as part of this legal description.

Basis of Bearings for this legal description is Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898, Douglas County Records.

This legal description has been prepared using record information as shown on the Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898.

This legal description was prepared by Arthur C. O'Connor Jr., a Professional Land Surveyor, licensed to practice in Nevada as PLS 5650, whose address is P. O. Box 19640, Reno, Nevada 89511.



5-14-21

22723
27126

S89° 24' 04"E

1620.31'

S0° 46' 46"W
30.00'

S22° 01' 28"W
484.02'

A. P. N. 1320-26-001-002
PARCEL 30
BUCKEYE FINAL MAP

335.51'

N89° 12' 42"W

684.24'

S17° 13' 12"E

N26° 17' 18"E
390.00'

N13° 51' 17"W
300.00'

S44° 31' 04"W
280.01'

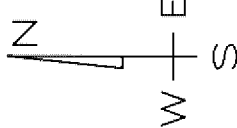
N10° 50' 58"E
164.86'

S89° 03' 29"E
388.99'

S10° 50' 58"W
156.19'

S89° 03' 29"E
30.40'

ROLLING J RANCH
PROPERTIES FOR
LEGAL DESCRIPTIONS
A.P.N. 1320-26-001-002
5-11-21



SCALE:
1"=250'

**LEGAL DESCRIPTION
OF
A. P. N. 1320-26-001-003
FOR
ROLLING J RANCH**

A parcel of land located in Douglas County, Nevada, being a part of the northeast one-quarter of the northwest one-quarter of Section 26, Township 13 North, Range 20 East, Mount Diablo Base and Meridian, being "Parcel 31" of the Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898, Douglas County Records, said parcel being more particularly described as follows:

Commencing at the northwest corner of said Section 26:

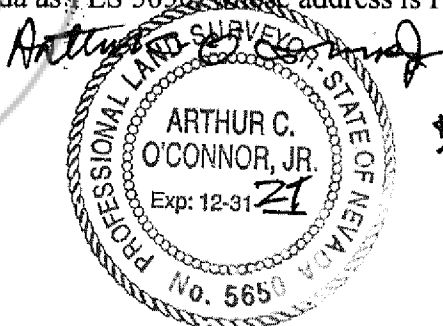
Thence South 89°24'04" East 1620.31 feet;
Thence South 00°46'46" West 30.00 feet;
Thence South 22°01'28" West 484.02 feet;
Thence North 89°12'42" West 335.51 feet to the True Point of Beginning;
Thence South 26°17'18" West 390.00 feet;
Thence South 13°51'17" East 300.00 feet;
Thence South 10°50'58" West 164.86 feet;
Thence South 89°03'29" East 388.99 feet;
Thence North 44°31'04" East 280.01 feet;
Thence North 83°24'59" East 360.00 feet;
Thence North 00°55'14" East 557.10 feet;
Thence North 89°12'42" West 820.00 feet to the True Point of Beginning.

The subject parcel contains recorded easements not considered as part of this legal description.

Basis of Bearings for this legal description is Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898, Douglas County Records.

This legal description has been prepared using record information as shown on the Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898.

This legal description was prepared by Arthur C. O'Connor Jr., a Professional Land Surveyor, licensed to practice in Nevada as PLS 5650, whose address is P. O. Box 19640, Reno, Nevada 89511.



5-14-21

22/23
27/26

S89° 24' 04"E
1620.31'

S0° 46' 46"W
30.00'

S22° 01' 28"W
484.02'

335.51'

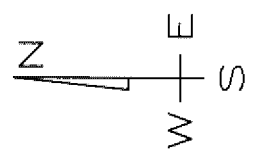
N89° 12' 42"W

S17° 13' 12"E
684.24'

N26° 17' 18"E
390.00'

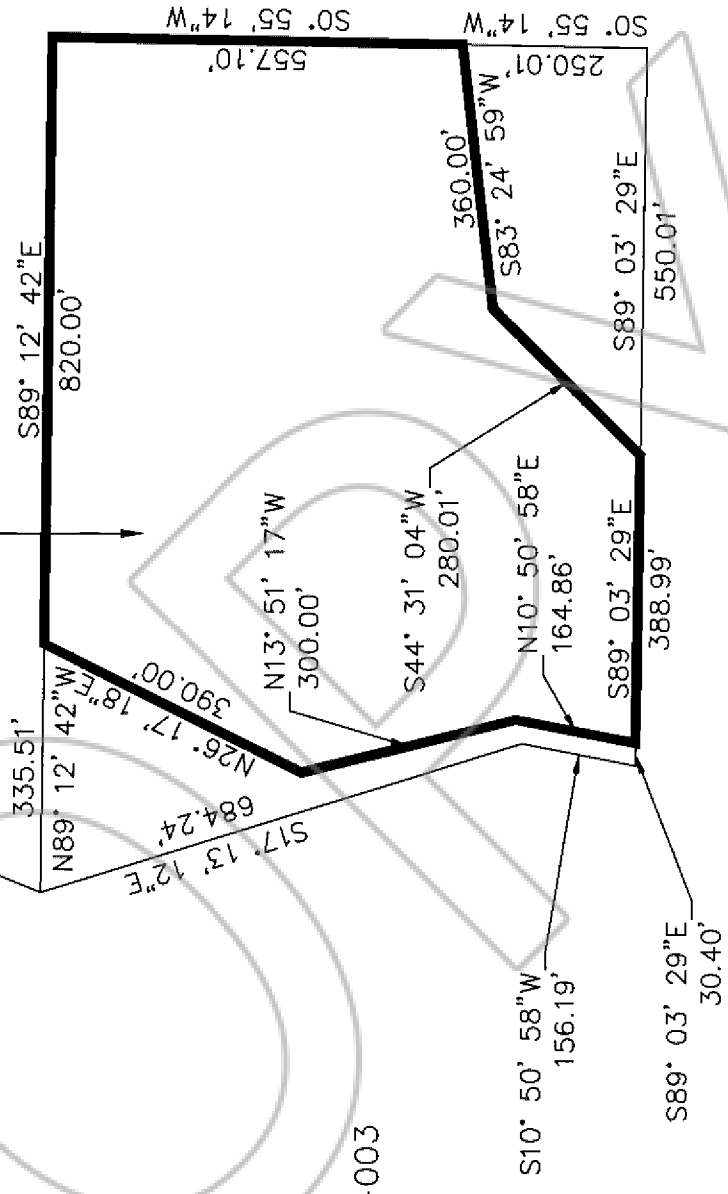
S89° 12' 42"E
820.00'

ROLLING J RANCH
PROPERTIES FOR
LEGAL DESCRIPTIONS
A.P.N. 1320-26-001-003
5-11-21



SCALE:
1"=250'

A. P. N. 1320-26-001-003
PARCEL 31
BUCKEYE FINAL MAP



557.10'

S0° 55' 14"W

250.01'

S83° 24' 59"W

360.00'

S89° 03' 29"E

550.01'

N10° 50' 58"E

164.86'

S89° 03' 29"E

388.99'

S89° 03' 29"E

30.40'

S10° 50' 58"W

156.19'

S89° 03' 29"E

30.40'

S17° 13' 12"E

684.24'

N26° 17' 18"E

390.00'

N13° 51' 17"W

300.00'

S44° 31' 04"W

280.01'

N10° 50' 58"E

164.86'

S89° 03' 29"E

388.99'

S89° 03' 29"E

30.40'

S10° 50' 58"W

156.19'

S89° 03' 29"E

30.40'

S17° 13' 12"E

684.24'

N26° 17' 18"E

390.00'

N13° 51' 17"W

300.00'

S44° 31' 04"W

280.01'

N10° 50' 58"E

164.86'

S89° 03' 29"E

388.99'

S89° 03' 29"E

30.40'

S10° 50' 58"W

156.19'

S89° 03' 29"E

30.40'

S17° 13' 12"E

684.24'

N26° 17' 18"E

390.00'

N13° 51' 17"W

300.00'

S44° 31' 04"W

280.01'

N10° 50' 58"E

164.86'

S89° 03' 29"E

388.99'

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S10° 50' 58"W

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684.24'

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390.00'

N13° 51' 17"W

300.00'

S44° 31' 04"W

280.01'

N10° 50' 58"E

164.86'

S89° 03' 29"E

388.99'

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30.40'

S10° 50' 58"W

156.19'

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684.24'

N26° 17' 18"E

390.00'

N13° 51' 17"W

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280.01'

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164.86'

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280.01'

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164.86'

S89° 03' 29"E

388.99'

S89° 03' 29"E

30.40'

S10° 50' 58"W

156.19'

S89° 03' 29"E

30.40'

S17° 13' 12"E

684.24'

N26° 17' 18"E

390.00'

N13° 51' 17"W

300.00'

S44° 31' 04"W

280.01'

N10° 50' 58"E

164.86'

S89° 03' 29"E

388.99'

S89° 03' 29"E

30.40'

S10° 50' 58"W

156.19'

S89° 03' 29"E

30.40'

S17° 13' 12"E

684.24'

N26° 17' 18"E

390.00'

N13° 51' 17"W

300.00'

S44° 31' 04"W

280.01'

N10° 50' 58"E

164.86'

S89° 03' 29"E

388.99'

S89° 03' 29"E

30.40'

S10° 50' 58"W

156.19'

S89° 03' 29"E

30.40'

S17° 13' 12"E

684.24'

N26° 17' 18"E

390.00'

N13° 51' 17"W

300.00'

S44° 31' 04"W

280.01'

N10° 50' 58"E

164.86'

S89° 03' 29"E

388.99'

S89° 03' 29"E

30.40'

S10° 50' 58"W

156.19'

S89° 03' 29"E

30.40'

S17° 13' 12"E

684.24'

N26° 17' 18"E

390.00'

N13° 51' 17"W

300.00'

S44° 31' 04"W

280.01'

N10° 50' 58"E

164.86'

S89° 03' 29"E

388.99'

S89° 03' 29"E

30.40'

S10° 50' 58"W

156.19'

S89° 03' 29"E

30.40'

S17° 13' 12"E

684.24'

N26° 17' 18"E

390.00'

N13° 51' 17"W

300.00'

S44° 31' 04"W

280.01'

N10° 50' 58"E

164.86'

S89° 03' 29"E

388.99'

S89° 03' 29"E

30.40'

S10° 50' 58"W

156.19'

S89° 03' 29"E

30.40'

S17° 13' 12"E

684.24'

N26° 17' 18"E

390.00'

N13° 51' 17"W

300.00'

S44° 31' 04"W

280.01'

N10° 50' 58"E

164.86'

S89° 03' 29"E

388.99'

S89° 03' 29"E

30.40'

S10° 50' 58"W

156.19'

S89° 03' 29"E

30.40'

S17° 13' 12"E

684.24'

N26° 17' 18"E

390.00'

N13° 51' 17"W

300.00'

S44° 31' 04"W

280.01'

N10° 50' 58"E

164.86'

S89° 03' 29"E

388.99'

S89° 03' 29"E

30.40'

S10° 50' 58"W

156.19'

S89° 03' 29"E

30.40'

S17° 13' 12"E

684.24'

N26° 17' 18"E

390.00'

N13° 51' 17"W

300.00'

S44° 31' 04"W

280.01'

N10° 50' 58"E

164.86'

S89° 03' 29"E

388.99'

S89° 03' 29"E

30.40'

S10° 50' 58"W

156.19'

S89° 03' 29"E

30.40'

S17° 13' 12"E

684.24'

N26° 17' 18"E

390.00'

N13° 51' 17"W

**LEGAL DESCRIPTION
OF
A. P. N. 1320-26-001-004
FOR
ROLLING J RANCH**

A parcel of land located in Douglas County, Nevada, being a part of the northeast one-quarter of the northwest one-quarter of Section 26, Township 13 North, Range 20 East, Mount Diablo Base and Meridian, being "Parcel 32" of the Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898, Douglas County Records, said parcel being more particularly described as follows:

Commencing at the northwest corner of said Section 26:

Thence South $89^{\circ}24'04''$ East 1620.31 feet;

Thence South $00^{\circ}46'46''$ West 30.00 feet;

Thence South $22^{\circ}01'28''$ West 484.02 feet;

Thence South $89^{\circ}12'42''$ East 1155.51 feet;

Thence South $00^{\circ}55'14''$ West 557.10 feet to the True Point of Beginning;

Thence South $00^{\circ}55'14''$ West 250.01 feet;

Thence North $89^{\circ}03'29''$ West 550.01 feet;

Thence North $44^{\circ}31'04''$ East 280.01 feet;

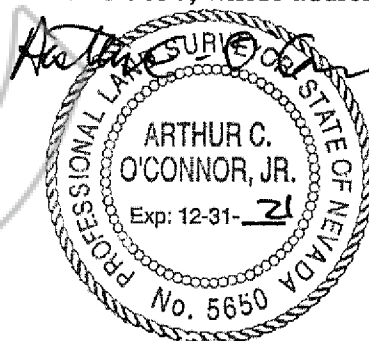
Thence North $83^{\circ}24'59''$ East 360.00 feet to the True Point of Beginning.

The subject parcel contains recorded easements not considered as part of this legal description.

Basis of Bearings for this legal description is Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898, Douglas County Records.

This legal description has been prepared using record information as shown on the Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898.

This legal description was prepared by Arthur C. O'Connor Jr., a Professional Land Surveyor, licensed to practice in Nevada as PLS 5650, whose address is P. O. Box 19640, Reno, Nevada 89511.



5-14-21

22/23 S89° 24' 04"E
27/26 1620.31'

S0° 46' 46"W
30.00'

S22° 01' 28"W
484.02'

335.51'

N89° 12' 42"W

N26° 17' 18"E
390.00'

S17° 13' 12"E
684.24'

N13° 51' 17"W
300.00'

S44° 31' 04"W
280.01'

N10° 50' 58"E
164.86'

S89° 03' 29"E
388.99'

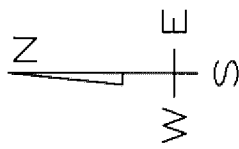
S10° 50' 58"W
156.19'

S89° 03' 29"E
30.40'

S89° 12' 42"E
820.00'

A. P. N. 1320-26-001-004
PARCEL 32
BUCKEYE FINAL MAP

ROLLING J RANCH
PROPERTIES FOR
LEGAL DESCRIPTIONS
A.P.N. 1320-26-001-004
5-11-21



SCALE:
1"=250'

360.00'

S83° 24' 59"W

S89° 03' 29"E

550.01'

S89° 03' 29"E

250.01'

557.10'

S0° 55' 14"W

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-23-001-015
 b) 1320-26-001-002
 c) 1320-26-001-003
 d) 1320-26-001-004

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>Operating Agreement OK BC</u>	

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 9
 b. Explain Reason for Exemption: Transfer to LLC in which ownership is 100%

5. Partial Interest: Percentage being transferred: 100.0%

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 _____ Grantor
 Signature [Signature] Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: THE PATRICIA K. MCGUIRE FAMILY TRUST
 Address: 774 MAYS BLVD #10-406
 City: INCLINE VILLAGE
 State: NEVADA Zip: 89451

Print Name: PINE NUT RANCH ESTATES, LLC
 Address: P.O. BOX 30,000
 City: RENO
 State: NEVADA Zip: 89520

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Maupin, Cox & LeGoy Escrow # N/A
 Address: 4785 Caughlin Pkwy
 City: Reno State: Nevada Zip: 89519

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