

APNs: 1320-30-802-029  
RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

WLF Minden LLC  
23311 Newton Avenue  
Stratford, CA 93266  
Attn: Jaime K. Howe  
NCS-1006900-6-SF

MAIL TAX STATEMENTS TO:

WLF Minden LLC  
23311 Newton Avenue  
Stratford, CA 93266  
Attn: Jaime K. Howe

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE WITNESSETH: WESTLAKE FARMS, INC., a California corporation, for good and valuable consideration the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to WLF MINDEN LLC, a California limited liability company, its interest in and to that certain real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY SET FORTH.

SUBJECT TO:

1. All general and special taxes for the current fiscal year; and
2. All covenants, conditions, restrictions, agreements, waivers, limitations, declarations, reservations, rights, rights of way and easements of record.

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

Witness my/our hand(s) this 28<sup>th</sup> day of Feb., 2022.

WESTLAKE FARMS, INC.,  
a California corporation

By: *Carl W. Howe*  
Name: Carl W. Howe  
Title: President

[Notary Acknowledgment on Next Page]

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 California )  
COUNTY OF Kings )

On February 15, 2022, before me, Haley L. Waddell, a Notary Public, personally appeared Cecil W. Howe Jr, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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 upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**

**Legal Description of the Real Property**

The land located in the County of Douglas, State of Nevada, described as follows:

**PARCEL 1:**

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL D AS SHOWN ON THAT RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR MAVERIK, INC., RECORDED AS DOCUMENT NO. 812496 IN THE OFFICIAL RECORD OF DOUGLAS COUNTY, NEVADA, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROUTE 88;

THENCE FROM THE POINT OF BEGINNING, ALONG SAID RIGHT OF WAY LINE, NORTH 00°22'11" EAST, 36.83 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 63°54'44" EAST, 281.81 FEET;

THENCE NORTH 26°03'41" EAST, 218.04 FEET;

THENCE SOUTH 63°56'19" EAST, 55.37 FEET;

THENCE NORTH 00°22'11" EAST, 212.34 FEET;

THENCE SOUTH 89°37'49" EAST, 33.01 FEET;

THENCE SOUTH 00°22'11" WEST, 18.50 FEET;

THENCE SOUTH 89°37'49" EAST, 19.50 FEET;

THENCE SOUTH 00°22'11" WEST, 123.00 FEET;

THENCE SOUTH 89°37'49" EAST, 45.50 FEET;

THENCE SOUTH 00°22'29" WEST, 101.50 FEET;

THENCE SOUTH 89°37'49" EAST, 29.56 FEET;

THENCE SOUTH 63°56'19" EAST, 119.80 FEET;

THENCE SOUTH 26°03'41" WEST, 39.50 FEET;

THENCE SOUTH 63°56'19" EAST, 40.98 FEET;

THENCE SOUTH 00°22'11" WEST, 265.52 FEET;

THENCE NORTH 63°56'19" WEST, 725.34 FEET TO THE POINT OF BEGINNING. SAID LAND IS FURTHER SHOWN AND DELINEATED AS ADJUSTED PARCEL D ON RECORD OF SURVEY MAP RECORDED AUGUST 27, 2013 AS DOCUMENT NO. 829576.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 24, 2014 IN BOOK 914, PAGE 4443 AS INSTRUMENT NO. 849823, OF OFFICIAL RECORDS DOUGLAS COUNTY, NEVADA.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MINDEN GATEWAY CENTER RECORDED MAY 08, 2008 IN BOOK 508 AT PAGE 1598 AS INSTRUMENT NO. 722796, AS AMENDED AND RESTATED IN DOCUMENT RECORDED AUGUST 27, 2013 IN BOOK 0813 AT PAGE 7137 AS INSTRUMENT NO. 829608 AND ANY AMENDMENTS THERETO, IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL 3:

A RECIPROCAL ACCESS EASEMENT AS DESCRIBED IN THAT CERTAIN RECIPROCAL ACCESS AGREEMENT RECORDED SEPTEMBER 28, 1998 IN BOOK 998, PAGE 5738 AS INSTRUMENT NO. 450462 OF OFFICIAL RECORDS.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-30-802-029  
 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 Retail

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Op Agmt ok - js</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 # 1  
 b. Explain Reason for Exemption: Transfer between parent and direct subsidiary companies

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 Member/Manager

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Westlake Farms, Inc  
 Address: 23311 Newton Ave  
 City: Stratford  
 State: CA Zip: 93266

Print Name: WLF Minden LLC  
 Address: 23311 Newton Ave  
 City: Stratford  
 State: CA Zip: 93266

COMPANY/PERSON REQUESTING RECORDING  
(required if not the seller or buyer)

Print Name: Heather Kucala Escrow # 1006900-6  
 Address: 101 Mission Street, Suite 1600  
 City: San Francisco State: CA Zip: 94105

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