

A.P.N.: 1418-27-601-0047
R.P.T.T.: Exempt #9



RECORDING REQUESTED BY:
Vance Keeney
P.O. Box 277
Glenbrook, NV 89413

SHAWNYNE GARREN, RECORDER

E09

WHEN RECORDED MAIL DOCUMENT
SAME AS ABOVE

AND TAX BILL TO:
SAME AS ABOVE

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Vance Douglas Keeney, an unmarried man

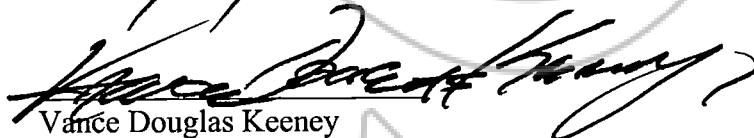
hereby GRANT(S) to Cave Rock Ranch, LLC

the real property situates in the County of Douglas, State of Nevada, described as
follows;

See Exhibit "A"

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.

Dated: 9/19/23


Vance Douglas Keeney

State of Nevada

County of Washoe)^{SS}

On 9-19-23, before me, J. Lane, a Notary Public,

personally appeared Vance Douglas Keeney personally known to me (or 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: J. Lane [seal]

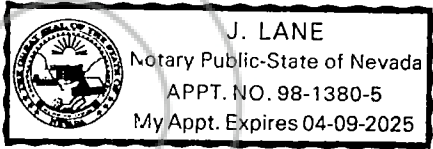


EXHIBIT A
LEGAL DESCRIPTION

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

Lot 1 as shown on the Record of Survey to Support of a Boundary Line Adjustment for Cave Rock Ranch, LLC, filed in the office of the County Recorder of Douglas County, State of Nevada on March 20, 2013, in Book 313, Page 5060, as Document No. 820334, Official Records, being more particularly described as follows:

A portion of the north one-half of Section 27, Township 14 North, Range 18 East, M.D.M. Douglas County, Nevada, more particularly described as follows:

BEGINNING at the northwest corner of New Parcel 3, as shown on the Record of Survey to Support a Lot Line Adjustment for John Heizer, Document No. 251463 of the Douglas County Recorder's office, which bears N. 75°23'34" W., 2,440.61 feet from the East one-quarter corner of said Section 27, said northwest corner also being a point on the southeasterly right-of-way line of U.S. Highway 50;

Thence S. 89°47'38" E., along said northerly line of New Parcel 3, 270.00 feet;
Thence S. 07°15'00" W., 177.35 feet;
Thence S. 40°41'35" W., 130.16 feet;
Thence S. 20°02'30" W., 51.09 feet;
Thence S. 29°52'29" W., 86.03 feet;
Thence S. 48°03'10" W., 54.31 feet;
Thence N. 76°50'25" W., 37.38 feet;
Thence N. 63°07'11" W., 27.27 feet;
Thence N. 53°10'53" W., 31.11 feet;
Thence N. 33°41'21" E., 9.80 feet;
Thence N. 30°55'02" W., 130.72 feet to a point on the southerly line of said New Parcel 3;
Thence along the southerly and westerly line of said New Parcel 3 the following seven courses:

1. N. 89°47'38" W., 58.14 feet;
2. N. 56°56'22" E., 4.48 feet;
3. N. 89°47'38" W., 136.87 feet to a point on said southerly right-of-way line;
4. N. 47°54'02" E., along said southerly right-of-way line, 107.99 feet;
5. N. 56°12'25" E., 53.73 feet;
6. S. 39°07'25" E., 4.60 feet;
7. 229.24 feet along the arc of a curve to the left having a central angle of 19°18'55" and a radius of 680.00 feet, (chord bears N. 40°45'09" E., 228.15 feet), to the POINT OF BEGINNING.

APN: A portion of 1418-27-601-004, 005 and 006

Document No. 820335 is provided pursuant to the requirements of Section 6.NRS 111.312.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1418-27-601-0047
 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: <u>OPERATING ASmt OK - Jc</u>	

3. Total Value/Sales Price of Property: \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) (0.00
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 9
 b. Explain Reason for Exemption: transfer to LLC without consideration

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 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 _____ Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Vance Keeney
 Print Name: _____
 Address: P.O. Box 277
 City: Glenbrook
 State: NV Zip: 89413

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Cave Rock Ranch, LLC
 Print Name: _____
 Address: P.O. Box 277
 City: Glenbrook
 State: NV Zip: 89413

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

Print Name: STEVE'S DEEDS Escrow # Keeney
 Address: BOX 11506
 City: ZEPHYR COVE State: NEVADA Zip: 89448

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