

A.P.N.: 1320-14-001-018
File No: 143-2671484 (et)
R.P.T.T.: \$1,560.00

When Recorded Mail To: Mail Tax Statements To:
Michael Brewer and Shontell Brewer
1990 Margot Cir
Reno, NV 89509

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

BJ Land and Cattle Co., LLC, a Nevada limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Michael Brewer and Shontell Brewer, husband and wife as joint tenants with right of survivorship

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

Parcel 3 of Parcel Map DP 21-0108 for BJ Land and Cattle Co., according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on June 9, 2022 as Document No. 2022-986145.

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.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

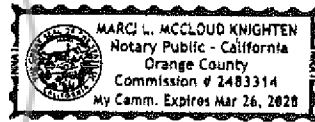
BJ Land and Cattle Co., LLC, a Nevada limited liability company

By: Barbara E. Lichman
Name: Barbara E. Lichman
Title: Authorized Signor

STATE OF California)
~~NEVADA~~)
COUNTY OF DOUGLAS) ss.
Orange)

This instrument was acknowledged before me on MARCH 27, 2024 by Barbara E. Lichman, Authorized Signor.

[Signature]
Notary Public
(My commission expires: MAR 26, 2028)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2671484.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-14-001-018
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$400,000.00
 b) Deed In Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$400,000.00
 d) Real Property Transfer Tax Due \$1,560.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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 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: Barbara E. Welton
 Signature: _____

Capacity: Seller authorized signer
 Capacity: _____

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

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

Print Name: BJ Land and Cattle Co
 Address: 1320 Mariners Dr
 City: Newport Beach
 State: CA Zip: 92660

Print Name: Michael Brewer and Shontell Brewer
 Address: 1990 Margaret Circle
 City: Reno
 State: NV Zip: 89509

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2671484 et/ et
 State: NV Zip: 89423

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