

A.P.N.: 1320-14-001-019
File No: 143-2671516 (et)
R.P.T.T.: \$1,462.50

When Recorded Mail To: Mail Tax Statements To:
Joshua D. Reddoch and Krystle J. Reddoch
9615 Deer Valley Road
Brentwood, CA 94513

GRANT, BARGAIN and SALE DEED

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

BJ Land & Cattle Co.,, a Nevada limited liability company

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

Joshua D. Reddoch and Krystle J. Reddoch, 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 4 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 & Cattle Co., , a Nevada limited liability company

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

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

This instrument was acknowledged before me on June 14, 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. 143-2671516.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-14-001-019
 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: \$375,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$375,000.00
 d) Real Property Transfer Tax Due \$1,462.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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]
 Signature: _____

Capacity: agent
 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: Joshua D. Reddoch and
Krystle J. Reddoch
 Address: 9615 Deer Valley Road
 City: Brentwood
 State: CA Zip: 94513

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

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

File Number: 143-2671516 et/ et
 State: NV Zip: 89423

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