

DOUGLAS COUNTY, NV      **2024-1010297**  
RPTT:\$11700.00 Rec:\$40.00  
\$11,740.00 Pgs=5      **07/23/2024 10:52 AM**  
TICOR TITLE - RENO (TITLE ONLY)  
SHAWNYNE GARREN, RECORDER

APNs: 1320-05-002-018, 1320-05-002-019

Recording Requested By And  
When Recorded Return To:

Ticor Title of Nevada, Inc.  
5441 Kietzke Lane, Suite 100  
Reno, NV 89511

Mail Tax Statements to:

Brick Mason, LLC  
300 Paseo Tesoro  
Walnut, CA 91789

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**GRANT, BARGAIN, AND SALE DEED**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, The Petroleum Synergy Group, Inc., a Nevada corporation ("PSG"), and Crary Enterprises, LLC, a California limited liability company (together with PSG, "Grantor"), do hereby grant, bargain, sell, and convey to Brick Mason, LLC, a Nevada limited liability company ("Grantee"), whose mailing address is 300 Paseo Tesoro, Walnut, CA 91789, the real property in the County of Douglas, State of Nevada, described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or otherwise appertaining, including, without limitation, any and all water rights appurtenant to the Land.

This Grant, Bargain, and Sale Deed (this "Deed") may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.


Dated as of July 23, 2024 (the "Effective Date").

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the Effective Date.

**Grantor**

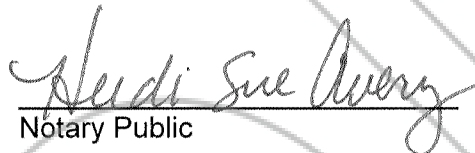
The Petroleum Synergy Group, Inc.,  
a Nevada corporation

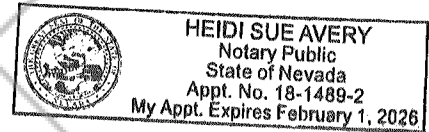
By:   
Name: Thomas D. Gundersen  
Its: President

State of Nevada

County of Washoe

This instrument was acknowledged before me on July 19th, 2024, by Thomas D. Gundersen, as President of The Petroleum Synergy Group, Inc., a Nevada corporation.

  
Notary Public



Crary Enterprises, LLC,  
a California limited liability company

By: \_\_\_\_\_  
Name: John L. Crary  
Its: Managing Member

State of \_\_\_\_\_

County of \_\_\_\_\_

This instrument was acknowledged before me on July \_\_\_\_, 2024, by John L. Crary, as Managing Member of Crary Enterprises, LLC, a California limited liability company.

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

IN WITNESS WHEREOF, Grantor has executed this Deed as of the Effective Date.

**Grantor**

The Petroleum Synergy Group, Inc.,  
a Nevada corporation

By: \_\_\_\_\_  
Name: Thomas D. Gundersen  
Its: President

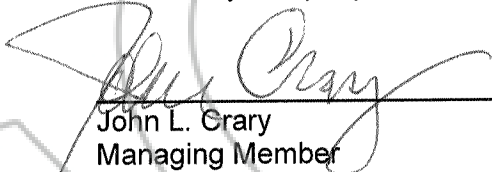
State of \_\_\_\_\_

County of \_\_\_\_\_

This instrument was acknowledged before me on July \_\_\_\_, 2024, by Thomas D. Gundersen, as President of The Petroleum Synergy Group, Inc., a Nevada corporation.

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

Crary Enterprises, LLC,  
a California limited liability company

By:   
Name: John L. Crary  
Its: Managing Member

State of \_\_\_\_\_

County of \_\_\_\_\_

This instrument was acknowledged before me on July \_\_\_\_, 2024, by John L. Crary, as Managing Member of Crary Enterprises, LLC, a California limited liability company.

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

SEE ATTACHED  
CALIFORNIA  
ALL-PURPOSE ACKNOWLEDGEMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

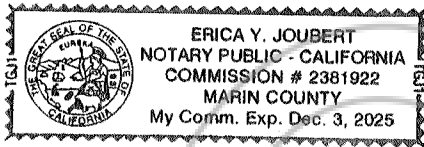
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of MARIN )
On July 18, 2024 before me, ERICA Y. JOUBERT, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
Personally appeared JOHN L. CRARY
Name(s) of Signer(s)

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



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Grant, mortgage & sale Deed Document Date

Number of Pages Signer(s) Other Than Named Above

Capacity(ies) Claimed by Signer(s)

- Signer's Name
Corporate Officer—Title(s)
Partner Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other

- Signer's Name
Corporate Officer—Title(s)
Partner Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other

Signer Is Representing

Signer Is Representing

**EXHIBIT A**

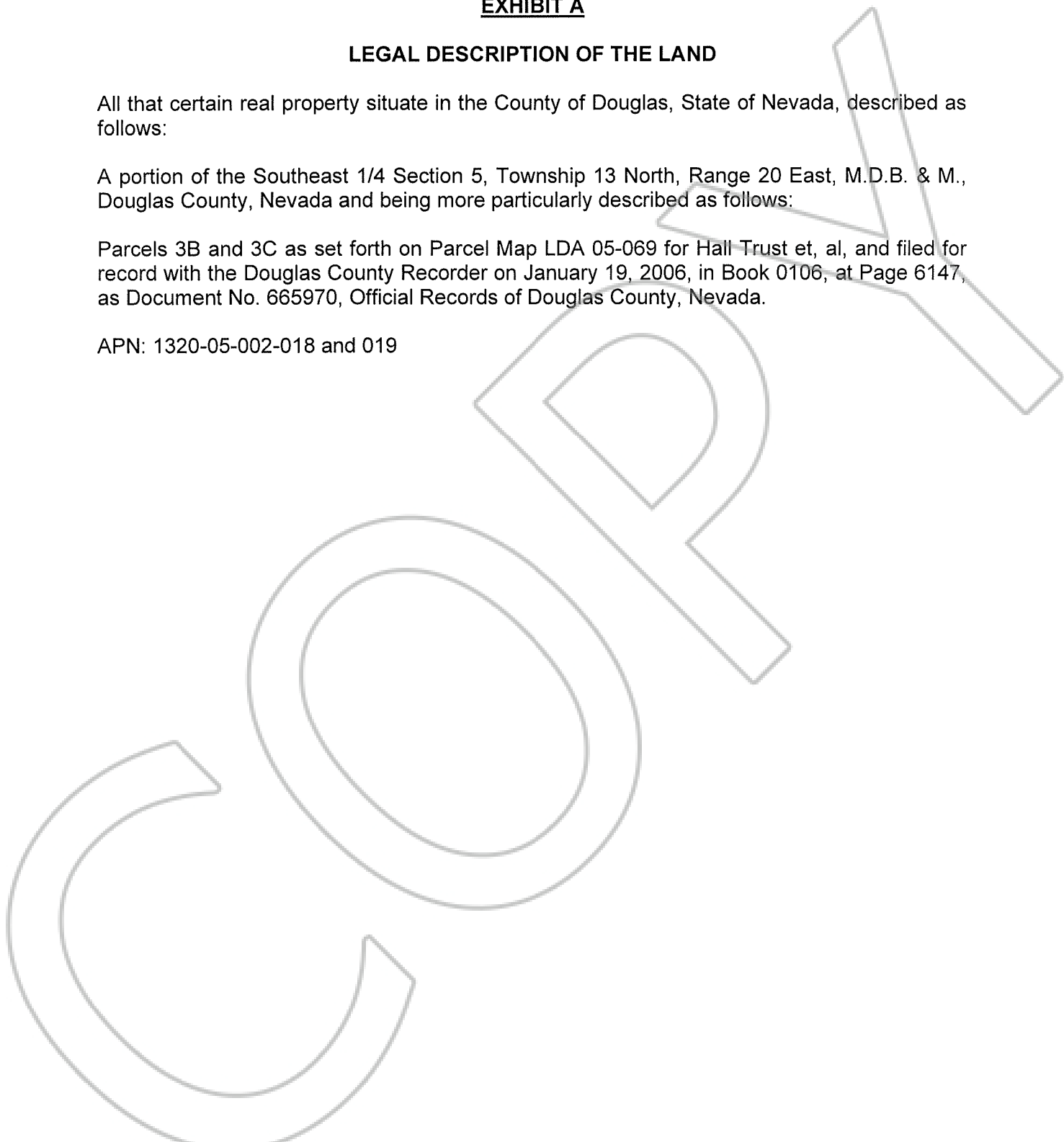
**LEGAL DESCRIPTION OF THE LAND**

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

A portion of the Southeast 1/4 Section 5, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada and being more particularly described as follows:

Parcels 3B and 3C as set forth on Parcel Map LDA 05-069 for Hall Trust et, al, and filed for record with the Douglas County Recorder on January 19, 2006, in Book 0106, at Page 6147, as Document No. 665970, Official Records of Douglas County, Nevada.

APN: 1320-05-002-018 and 019



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-05-002-018  
 b. 1320-05-002-019  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 3,000,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 3,000,000.00  
 d. Real Property Transfer Tax Due: \$ 11,700.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.00%

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 President  
 Signature \_\_\_\_\_ Capacity President / Chief Executive Officer

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Petroleum Synergy Group, Inc., ETAL  
 Address: 980 Caughlin Crossing, Ste 102  
 City: Reno  
 State: NV                      Zip: 89519

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Brick Mason, LLC  
 Address: 300 Paseo Tesoro  
 City: Walnut  
 State: CA                      Zip: 91789

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: TICOR TITLE OF NEVADA, INC.  
 Address: 5441 Kietzke Lane, Suite 100  
 City, State, Zip: Reno, NV 89511                      ORDER NO. 42054157 / TTR2400547-TO

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED