

Recorded at the request of:

Seth Reagan
13110 NE 177th Pl #1092
Woodinville, WA 98072

After recording please return deed and tax statements to:
Jones Land Company, LLC
2775 Middlebury Dr
Highlands Ranch, CO 80126

Warranty Deed


 * \$ R 0 0 0 0 0 3 2 0 9 9 \$ *

Modoc County Recorder
 Kristen DePaul County Recorder
DOC - 20250002716
 Requested By: Public Mail
 November 17, 2025 01:57 PM
Total Paid: \$17.65 **Receipt # F20250002058**
dleslie/AR-W-1372/1-3

APN#: 036-224-039-000

TRA#: 057-034

This transfer is exempt from documentary transfer tax. Exemption (R&T Code)

Explanation:

The documentary transfer tax is \$ 1.65 County of Modoc
\$ City of and computed on -

- the full value of the interest or property conveyed, or
- the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in an unincorporated area, The city of

Signature of Declarant or Agent determining tax: *Seth Reagan*

WARRANTY DEED, made this 12 day of November, 2025, by and between:
Golden Frontier, LLC, a Washington limited liability company, with a mailing address of
13110 NE 177th Pl #1092
Woodinville, WA 98072

(“grantor”), and:

Jones Land Company, LLC, a Minnesota limited liability company, with a mailing address of
2775 Middlebury Dr
Highlands Ranch, CO 80126

(“grantee”)

THE GRANTOR, for and in consideration of the sum of: \$1,500
One Thousand Five Hundred Dollars and Zero Cents

The receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of Modoc State of California, legally described as:

LOT 33 BLOCK 9 CALIFORNIA PINES LAKE UNIT TWO, A SUBDIVISION OF THE COUNTY OF MODOC ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 2 OF MAPS, IN MODOC COUNTY RECORDS.

Source of Title: Warranty deed from Grantor Benedetto Vitale to Grantee Golden Frontier, LLC, recorded as document no. 2022-0000494 on March 14, 2022 in the land records of Modoc County, California

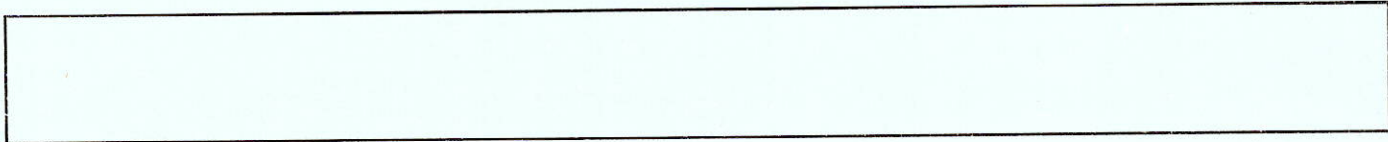
Also known as street and number:

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee(s) shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Signature: Seth Reagan
Print name: Seth Reagan
Capacity: Grantor

Signature: _____
Print name: _____
Capacity: _____



STATE OF _____)

COUNTY OF _____)

On _____ before me _____ personally appeared

_____, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the 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 on 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: _____ [seal]
Printed Name: _____
My commission expires: _____

This document prepared by: Seth Reagan, 13110 NE 177th Pl #1092, Woodinville, Washington 98072
Ph: (425) 233-8097

ALL-PURPOSE ACKNOWLEDGMENT

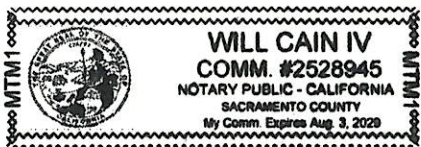
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this Certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Sacramento } SS.

On 11/12/2025, before me, Will Cain IV, Notary Public,
DATE

personally appeared Seth Reagan, 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.

Will Cain IV

NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER _____ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- GUARDIAN/CONSERVATOR
- SUBSCRIBING WITNESS
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed

TITLE OR TYPE OF DOCUMENT

2

NUMBER OF PAGES

11/12/2025

DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
THUMBPRINT
OF
SIGNER

OTHER

Top of thumbprint here