

QUITCLAIM DEED

(Beacon Dual Use Allotment #1076)

THIS QUITCLAIM DEED is given by LUNDGREN RANCH, L.L.C., a Utah limited liability company, EDWIN O. LARSON, and MARIE WOOD, Personal Representative of the Estate of Cleo Wood, deceased, pursuant to Letters Testamentary filed in Fifth Judicial District Court Probate No. 3616, Iron County, Utah (collectively the "Grantor"), for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, who hereby sells and quitclaims to CLARK COUNTY, NEVADA, a governmental entity created pursuant to the laws of the State of Nevada (the "County"), any and all of Grantor's right, title and interest in and to the following described property (the "Assets"):

- A. *Preference Rights - Grazing Allotment:* Assignor's Preference Rights and Permits for the Department of the Interior, Bureau of Land Management ("BLM") Grazing Allotment #1076, commonly known as the Beacon Allotment, which encompasses 41,110 acres, more or less, of BLM land (the "Allotment"), and which allotment is more particularly described on Exhibit A, and depicted on Exhibit A-1, attached hereto and by this reference made a part hereof.
- B. *Range Improvements:* Any and all range improvements located on or appurtenant to the Allotment described in Exhibit A and depicted in Exhibit A-1, attached, including, without limitation, those listed on Exhibit C attached.

IN WITNESS WHEREOF, the undersigned has duly executed this instrument this ___ day of June, 2001.

LUNDGREN RANCH, L.L.C., a Utah limited liability company

Charles D. Lundgren Manager
Charles D. Lundgren, Manager

STATE OF Ut)
) ss.
COUNTY OF Iron)

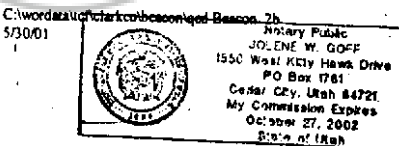
The foregoing instrument was acknowledged before me this 7th day of June, 2001, by Charles D. Lundgren as Manager of Lundgren Ranch, L.L.C., a Utah limited liability company.

WITNESS my hand and official seal.

My commission expires: 10/27/02

(SEAL)

Joene W. Goff
Notary Public
1



EDWIN O. LARSON

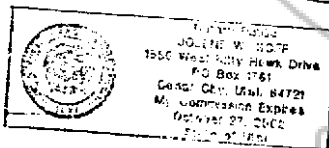
Edwin O. Larson

STATE OF Utah)
) ss.
COUNTY OF Iron)

The foregoing instrument was acknowledged before me this 14th day of October, 2001, by Edwin O. Larson.

WITNESS my hand and official seal.

My commission expires: 10/27/02
(SEAL)



Julie W. Wolfe
Notary Public

ESTATE OF CLEO WOOD, deceased

Marie Wood
 By MARIE WOOD, Personal Representative of the Estate of Cleo Wood, deceased, pursuant to Letters
 Testamentary filed in Iron County Utah Fifth Judicial District Court Probate No. 3616

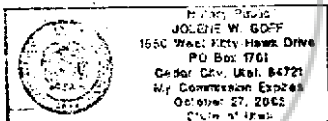
STATE OF Ut)
) ss.
 COUNTY OF Iron)

The foregoing instrument was acknowledged before me this 15 day of June, 2001, by
 MARIE WOOD, Personal Representative of the Estate of Cleo Wood, deceased, pursuant to Letters
 Testamentary filed in Iron County Utah Fifth Judicial District Court Probate No. 3616

WITNESS my hand and official seal.

My commission expires: 10/27/02

(SEAL)



Jolene W. Goff
 Notary Public

EXHIBIT A
DESCRIPTION OF PROPERTY

All or portions of the following described property located in Lincoln County, Nevada, as further depicted on the attached Exhibit A-1:

BEACON ALLOTMENT:

Commencing at the Lincoln County line at the point where the Mormon Mesa - Tule Desert road crosses it and thence north following said road to Mormon Mtn. Summit approximately 4 miles, thence northeast on a line which parallels the telephone line and is three miles southeast of Gourd Springs, thence continuing northeast to the south end of a most prominent line ridge commonly referred to as the Seven-Mile ridge, this point is located in approximately NE 1/4 of Sec. 6, T. 11 S., R. 70 E. or to the south end of the Snow Springs Allotment, thence east along the Snow Spring Allotment approximately 3 miles to base of ridges that run north and south, thence south to a point 1 mile south of the telephone line located approximately in the center of Sec. 15, T. 11 S., R. 70 E., thence southwest paralleling and staying one (1) mile south of the telephone line to a point on the Toquop Wash located 1 mile south of the telephone line, thence northwest following Toquop Wash to the telephone line, thence southwest following the telephone line approximately 2 miles to the township line between R. 69 E. and R. 70 E., thence south following said township line approximately 6.5 miles to the county line in the SE corner of Sec. 36, T. 12 S., R. 69 E., thence west 8 1/2 miles to the place of beginning.

PORTION OF BEACON ALLOTMENT WITHIN SAND HOLLOW ALLOTMENT:

T. 11 S., R 70 E., Sections 3, 4, 8, 9, 10, 16 and 17 - ALL.

T. 11 S., R 70 E., Sections 5, 6, 7, 15, 18, 21 and 20 - PORTIONS.

EXHIBIT A-1
MAP OF ALLOTMENT

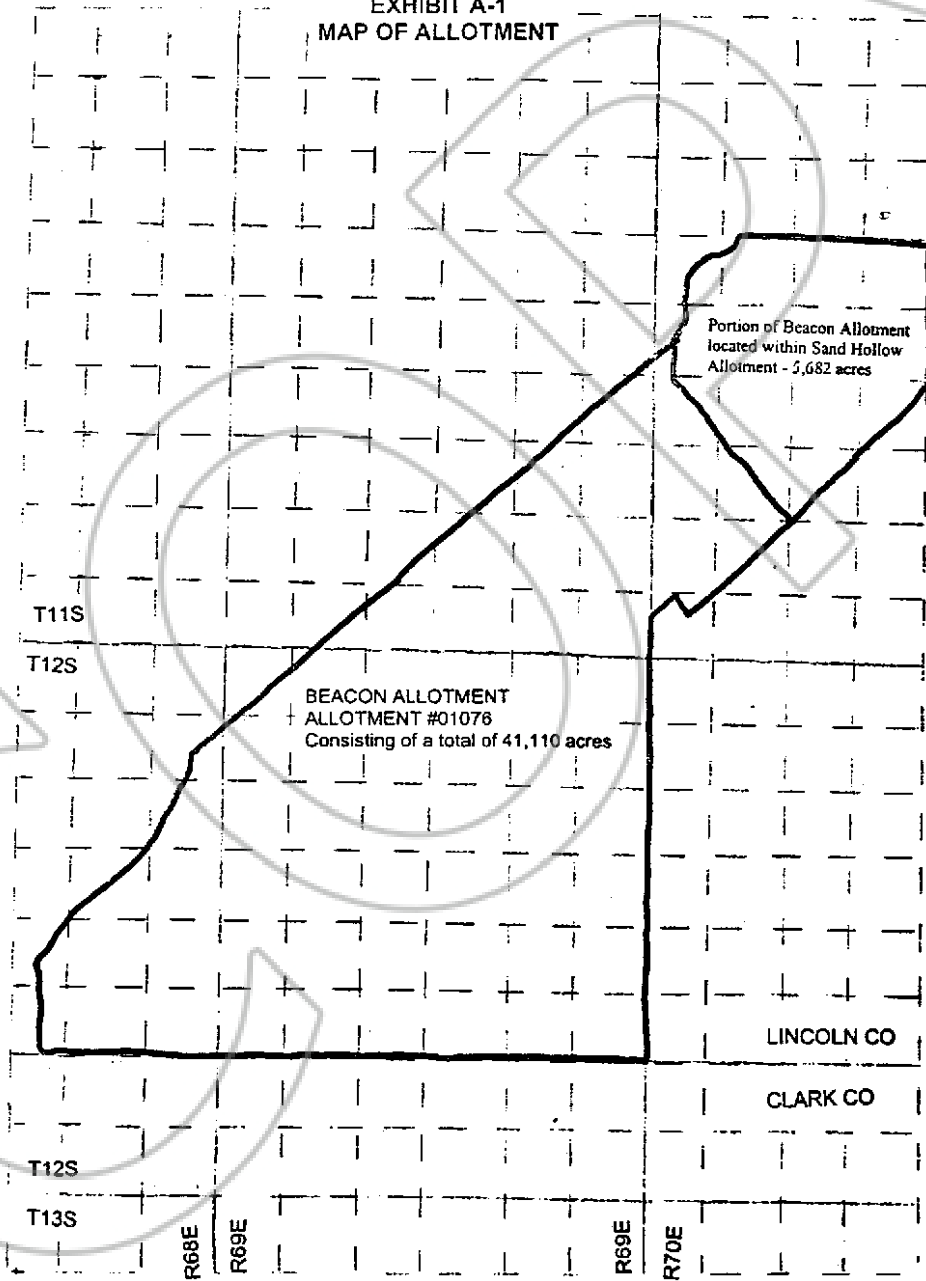


EXHIBIT C
DESCRIPTION OF RANGE IMPROVEMENTS

Beacon Dual Use Allotment
(Page 1 of 3)

BEACON AND TOQUOP SHEEP ALLOTMENTS
BLM RANGELAND IMPROVEMENTS*

<u>Allotment</u>	<u>Corrals</u>	<u>Fence Lines</u>	<u>Cattle Guards</u>	<u>Holding Field</u>	<u>PVC Pipe</u>	<u>Tanks/Troughs</u>	<u>Reservoir</u>
Beacon	no	yes	1	no	yes	Yes(3,3)	no
Toquop Sheep	no	yes (limited)	1	no	no	no	yes

BEACON - STOCKWATER IMPROVEMENTS

- (No. 6) "Afterburner" one 500 gallon water trough
- (No. 7) "Ruesch Tank" one 10,000 gallon storage tank
two 300 gallon (each) water troughs
- (No. 8) Northwest Beacon two 300 gallon (each) water troughs

All above water trough sites have water control valves within concrete or metal boxes.

TOQUOP SHEEP - STOCKWATER IMPROVEMENTS

One stockwater pond located in Section 12, T 13 S, R 69 E, Clark County, Nevada, was built by CCC in the 1930s. No other water development on this allotment.

Beacon and Toquop Sheep allotments

Cattle Guards

- one at Beacon/Sand Hollow/Gourd Springs allotment boundary (northwest side); 12' steel construction
- one at Interstate 15 rest area access to north area (north of Interstate 15) of Toquop Sheep allotment; 12' steel construction

EXHIBIT C
DESCRIPTION OF RANGE IMPROVEMENTS

Beacon Dual Use Allotment
(Page 2 of 3)

Fencing

One perimeter fence line, four strand, steel post with wood braces, in good condition, surrounds three sides of Beacon allotment (Sand Hollow area). Estimate approximately 6 miles of perimeter fencing. Approximately 4 miles \pm are unfenced on east boundary lines (bordering Sand Hollow allotment) and 1.5 miles is unfenced at northwest boundary of Beacon and south boundary of Summit Spring allotment.

Toquop Sheep allotment is only (sheep) fenced on both sides of Interstate 15, approximately 15 miles total.

Water(1)

Stockwater only is found on subject two allotments, however, no certified or legally permitted water rights are associated with either Beacon or Toquop Sheep allotments. There are no springs or wells found on either allotment.

Stockwater pond only located on Toquop Sheep allotment located in Section 12 T 13 S - R 69 E. All other water has been hauled.

Stockwater located on Beacon allotment is due to an elaborate water system developed approximately ten years ago. Part of this 1936 cooperative 13-mile long effort included the St. George, Utah, Bureau of Land Management Office and owners of six BLM allotments which follow:

1. Beaver Dam Slope allotment (Utah)*
2. Scarecrow Peak allotment (Utah and Nevada)*
(aka Terry Benches - NV)
3. Snow Springs allotment (Nevada)
4. Sand Hollow allotment (Nevada)
5. Beacon allotment (Nevada)
6. Mormon Well allotment (Arizona)

EXHIBIT C
DESCRIPTION OF RANGE IMPROVEMENTS

Beacon Dual Use Allotment
(Page 3 of 3)

Owners of above allotments:

1. Beaver Dam Slope Allotment
 - A) J. Claude Frei and Sons
 - B) Landon Frei
 - C) Shelby Frei
 - D) Marion Graf
 - E) Darrell Hafen
 - F) Lane Gubler
 - G) John K. Frei

2. Scarecrow Peak Allotment (aka Terry Benches - NV)
 - A) Dennis Iverson
 - B) Fenton Bowler
 - C) Bill Mull
 - D) Stahlie Farms c/o Larry Stahlie
 - E) Judd Burgess

(1) See Addenda, Exhibit "E" for Water Rights details.

*Beaver Dam Slope and Scarecrow Peak allotments administered by St. George, Utah, BLM office. Other allotments administered by Caliente, Nevada, BLM office.

3. Snow Springs Allotment
 - A) Fenton Bowler
 - B) Jack Bowler
 - C) Ed Balin
 - D) Bill Mull

4. Sand Hollow Allotment
 - A) Kelton Hafen
 - B) Eldon Hafen
 - C) Norman Gubler Trust

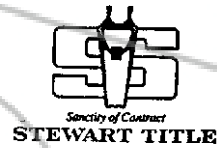
5. Beacon Allotment
 - A) Cleo Wood Estate
 - B) Roy Lundgren
 - C) Edwin Larson

6. Mormon Well Allotment
Pine Valley Group (South of St. George)
- Dean Gardner-
- Judd Burgess

(Did not contribute to project development or cost.)

NO. **116773**
 FILED AND RECORDED AT REQUEST OF
STEWART TITLE
 AUGUST 10, 2001
 AT 40 MINUTES PAST 01 O'CLOCK
 PM IN BOOK 157 OF OFFICIAL
 RECORDS PAGE 324 LINCOLN
 COUNTY, NEVADA.
LESLIE BOUCHER
 COUNTY RECORDER
Leslie Boucher DEPUTY

STATE OF NEVADA
DECLARATION OF VALUE



- 1. Assessor Parcel Number(s):
 - a) Water Rights & Grazing Allotment _____
 - b) _____
 - c) _____
 - d) _____
- 2. Type of Property
 - a) _____ Vacant Land
 - b) _____ Single Family Res.
 - c) _____ Condo / Townhouse
 - d) _____ 2 - 4 Plex
 - e) _____ Apartment Bldg.
 - f) _____ Comm'l / Ind'l
 - g) _____ Agricultural
 - h) _____ Mobile Home
 - i) Other: _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: 116773

Book: 154 Page: 324 331

Date of Recording: Aug 10, 2001

Notes: _____

- 3. Total Value / Sales Price of Property \$45,000.00
- Deduct Assumed Leins and / or Encumbrances: \$ _____
- Provide recording information: Doc / Instrument No. : _____ Book: _____ Page: _____
- Transfer Tax Value per NRS 375.101, Section 2: \$ _____
- Real Property Transfer Tax Due: \$ EXEMPT
- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption, per NRS 375.090, Section : 2
 - b. Explained Reason for Exemption: TRANSFER TO COUNTY
- 5. Partial Interests: Percentage being transferred: _____ %

The undersigned Seller (Grantor) / Buyer (Grantee), 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 1/4% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: Edwin O Larson
 Print Name: Edwin O Larson
 Address: 131 N 1225 W
 City/State/Zip: Cedar City, UT 84720
 Telephone: 435-586-9564
 Capacity: _____

**BUYER (GRANTEE) INFORMATION
CLARK COUNTY NEVADA**

Buyer Signature: _____
 Print Name: _____
 Address: _____
 City/State/Zip: _____
 Telephone: _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Company Name: _____ Escrow No.: _____

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