

APN Portion 011-160-02

WARRANTY DEED

STATE OF NEVADA )  
COUNTY OF LINCOLN ) KNOW ALL MEN BY THESE PRESENTS:

2025 JUL 4  
THAT WHIPPLE CATTLE COMPANY, a Nevada corporation, having its principal place of business at Hiko, Lincoln County, Nevada, hereinafter referred to as "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed, does GRANT, SELL AND CONVEY to BETSY L. WHIPPLE, of HC 61 Box 27, Hiko, Lincoln County, Nevada, hereinafter referred to as "Grantee", all of the following described real property and improvements thereon in Lincoln County, Nevada, to-wit:

Parcel I:

That portion of the west half of Section 7, Township 6 South, Range 61 East, Mount Diablo Meridian, described as follows:

Plats and 18696, Book B of Plats Lots Two (2) and Three (3) as shown by map thereof in File 118695 of Parcel Maps, Page 445 <sup>446</sup> in the office of the County Recorder, Clark County, Nevada.

Parcel II:

A non-exclusive 40 foot wide easement for ingress and egress and incidental purposes thereto, over and across that portion of Lot 1 as shown by map thereof in File 118695 of Parcel Maps, Page 445 <sup>446</sup> in the office of the County Recorder, Clark County, Nevada, the centerline of which, is more particularly described as follows:

Beginning on a point of the right-of-way boundary of U.S. Highway 93, from which the east quarter corner of Section 7, Township 6 South, Range 61 East, of the Mount Diablo Meridian, bears N 89°29'31" E 2965.72'; Thence going westerly through Parcel 1 to Parcel 2 boundary S 77°53'57" W 804.82'; Thence continuing S 77°53'57" W 301.57' into said Parcel 2; Thence N 02°48'07" W 116.56' at a point where the easement to the west begins; Thence continuing N 02°48'07" W on the present farm road 98.15' to the northerly Parcel 2 boundary, which easement goes to the existing gate in Parcel 1 fence-line.

Lincoln County

The Basis of bearings herein are based on the west line of said Section 7 shown on the Bureau of Land Management Dependent Resurvey accepted may 18, 1999, being N 00°44'00" W.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances lawfully accompanying it, by the Grantee and the Grantee's successors and assigns forever. Grantor binds itself and Grantor's successors and assigns to warrant and forever defend all and singular the property against every person lawfully claiming or to claim all or any part of the property by, through, or under the Grantor but not otherwise. Grantor does additionally reserve unto itself, the following described property:

A 40 foot easement for ingress and egress, and incidental purposes over and across those portions of Lots Two (2) and Three (3) as shown by map thereof in File 118695 & 118696 of Parcel Map, Page 445 & 446 in the office of the County Recorder, Clark County, Nevada, the centerline of which, is more particularly described as follows:

Beginning on a point of the right-of-way boundary of U.S. Highway 93, from which the east quarter corner of Section 7, Township 6 South, Range 61 East, of the Mount Diablo Meridian, bears N 89°29'31" E 2965.72'; Thence going westerly through Parcel 1 to Parcel 2 boundary S 77°53'57" W 804.82'; Thence continuing S 77°53'57" W 301.57' into said Parcel 2; Thence N 02°48'07" W 116.56' at a point where the easement to the west begins; Thence continuing N 02°48'07" W on the present farm road 98.15' to the northerly Parcel 2 boundary, which easement goes to the existing gate in Parcel 1 fence-line.

Also a 20 foot easement for ingress and egress, and incidental purposes along the easterly boundary of Parcels 2 and 3 as shown by map thereof in File 118695 & 118696 Parcel Map, Page 445 & 446 in the office of the County Recorder, Clark County, Nevada, beginning at the above mentioned easement from U.S. Highway 93 and going southerly to the southerly boundary line of said Parcel 3, S 22° 59'59" E 729.85' measured along the easterly boundary line of said Parcels 2 and 3.

The Basis of bearings herein are based on the west line of said Section 7 shown on the Bureau of Land Management Dependent Resurvey accepted may 18, 1999, being N 00°44'00" W.

The easement granted to Grantee is for the benefit of the parcel conveyed by this deed to the Grantee, which is described above; and the easement reserved by Grantor is for the benefit of other property owned by Grantor, which adjoins the parcel conveyed by this deed to the Grantee, which is described above.

This conveyance is made and accepted subject to any and all restrictions, reservations, mineral leases, exceptions, covenants, conditions, easements, agreements and rights, if any, relating to the above described property shown of record in the office of the County Clerk of Lincoln County, Nevada, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect. Ad valorem taxes for the current year have been prorated as of the date hereof and Grantee has assumed payment thereof.

EXECUTED this 17 day of August, 2002.

WHIPPLE CATTLE COMPANY

By: [Signature]  
Bret Whipple, President

STATE OF NEVADA )  
COUNTY OF Lincoln )

BEFORE ME, the undersigned authority, on this day personally appeared Bret Whipple, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17<sup>th</sup> day of August, 2002.

[Signature]  
Notary Public in and for  
The State of Nevada  
My Commission Expires: June 15, 2005



Upon completion of the recording, return to:

Whipple Cattle Company  
HC 61 Box 27  
Hiko, Nevada 89017

This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration thereof or as to the validity or efficiency of said instrument, or for the effect of such recording on the title of the property involved.

118762

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2002 SEP 4 PM 4 15

LINCOLN COUNTY RECORDER  
FELIX J. BOUCHER  
LESLIE BOUCHER DEPTMS

State of Nevada  
Declaration of Value

1. Assessor Parcel Number(s).

- a) \_\_\_\_\_
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY  
 Document/Instrument #: 1127162  
 Book: 1166 Page: 382-385  
 Date of Recording: Sept. 4, 2002  
 Notes: \_\_\_\_\_

2. Type of Property:

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property): \$ 112,749.34  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due: \$ 94,999.48  
 \$ 123.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 11 on to 20%
- b. Explain Reason for Exemption: \_\_\_\_\_

1. 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 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 & Treasurer  
 Signature: [Signature] Capacity: Treasurer

SELLER (GRANTOR) INFORMATION  
REQUIRED

Print Name: Whipple Cattle Co  
 Address: Old P.O. Box 360  
 City: Alamo  
 State: NV Zip: 89001

BUYER (GRANTEE) INFORMATION  
REQUIRED

Print Name: BETSY WHIPPLE  
 Address: Old P.O. Box 25  
 City: Hiko  
 State: NV Zip: 89017

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Public Recordation Company of Nevada Escrow # 2025504  
 Address: PO. Box 151068  
 City: Las Vegas, NV Zip: \_\_\_\_\_