

Lincoln County

14026596

14188
APU-14050-07 / 14050-10

WHEN RECORDED MAIL TO:
PINE VALLEY INVESTMENTS LP
617 BELMONT DRIVE
ST GEORGE, UT. 84790

WARRANTY DEED

FRANCIS LYTLE, TRUSTEE OF THE LYTLE AND LYTLE TRUST

of CALIENTE, State of NV
hereby CONVEY and WARRANT to

Grantor.

PINE VALLEY INVESTMENTS LIMITED PARTNERSHIP

Grantee.

of ST GEORGE, County of WASHINGTON, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in LINCOLN County, State of NEVADA, to-wit

All of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 14, Township 5 South, Range 69 East, M.D.B. & M., and also all of that tract of land described in Deed of June 21, 1912, Recorded April 29, 1913, in Book "B-1" of Real Estate Deeds at Page 35, Lincoln County, Nevada, Records, Lyman Lafayette Woods, Grantor to Obe Hamblin, Grantee, and in part more particularly described by metes and bounds survey by W.F. Thorne, September 18, 1922, and Recorded October 12, 1922, in Book "B-1" at Page 486, Lincoln County, Nevada, Records filed notes of metes and bounds survey as follows: Beginning at the Northeast corner of the Southwest Quarter (SW 1/4), this being the center of Section 14, Township 5 South, Range 69 East, M.D.B.&M., thence North 43°30' East, 88 feet, thence North 34°30' East 247 feet, thence North 44°30' East 99 feet, thence North 14°30' East 306.6 feet, thence North 70°30' West 300 feet, thence South 59°30' West 593.3 feet, thence North 73° West 542 feet, thence North 24° West 197 feet, thence North 74° West 283 feet, thence South 31° West 88 feet, thence South 61° West 131 feet, thence South 7° West 410 feet, thence North 80° West 21 feet, thence South 7° West 187 feet, thence North 82° West 46 feet, thence South 10° West 102 feet, thence South 17° feet to point of beginning, being in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 14, Township 5 South, Range 69 East, M.D.B.&M.

EXCLUDING THEREFROM any Water Rights,
14-050-07 & 14-050-10

Subject to easements, restrictions and rights of way appurtenant of record and enforceable in law and subject to 2003 - 2004 taxes and thereafter.

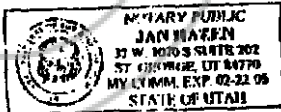
WITNESS the hand of said grantor, this 4th day of June, 2003

THE LYTLE AND LYTLE TRUST

Francis Lytle, Trustee
FRANCIS LYTLE, TRUSTEE

STATE OF UTAH)
COUNTY OF WASHINGTON)

On the 4th day of June, 2003, personally appeared before me FRANCIS LYTLE, TRUSTEE OF THE LYTLE AND LYTLE TRUST, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same, for and in behalf of said Trust.



[Signature]
Notary Public

FILED FOR RECORDING
AT THE REQUEST OF
Cass County Title
2003 JUN 11 PM 3:31
LINCOLN COUNTY, NEVADA
REMI-ADD/ADJUDICATING CLERK
LESLIE BOUGHEN

120328

2003 JUN 11 PM 3:31

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number (s)
 a) 14-050-07
 b) 14-050-10
 c) _____
 d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document#	<u>120320</u>
Book	<u>174</u> Page: <u>90</u>
Date of Recording:	<u>June 11, 2003</u>
Notes:	_____

2. Type of Property:

a) <input checked="" type="checkbox"/>	Vacant Land	b) <input type="checkbox"/>	Single Fam Res.
c) <input type="checkbox"/>	Condo/Townhome	d) <input type="checkbox"/>	2-4 Plus
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Constr/Infl
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other		

3. Total Value/Sales Price of Property: \$ 128,000.00
 Dead in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ 128,000.00
 Real Property Transfer Tax Due: \$ 166.40

4. Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.066, 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 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 375.036, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: THE LYTLE & LYTLE TRUST
 Address: PO BOX 873
 City: CALTENTE
 State: NV Zip: 89008

Print Name: PINE VALLEY INVESTMENTS LP
 Address: 517 BELMONT DRIVE
 City: ST GEORGE
 State: UTAH Zip: 84790

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: FIRST TITLE OF UTAH INC. Escrow # _____
 Address: 37 WEST 1070 SOUTH #202
 City: ST GEORGE State: UTAH Zip: 84790