

A.P.N. # 12-040-14

121779

R.P.T.T.S. -0-

ESCROW NO. NLS 02-020936

RECORDING REQUESTED BY:

**COW COUNTY TITLE**

MAIL TAX STATEMENTS TO:

**LEE'S ANGUS RANCH**

PO Box 123

Panaca NV 89043

WHEN RECORDED MAIL TO:

**LEE'S ANGUS RANCH**

PO Box 123

Panaca NV 89043

FILED FOR RECORDING

AT THE REQUEST OF

*Cow County Title*

2003 FEB 18 PM 3 19

LESLIE BOUCHER

FEB 21 2003

LESLIE BOUCHER

(Space Above for Recorder's Use Only)

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **KENNETH D. LEE and NORMA D. LEE**  
aka **NORMA DAWN LEE**, husband and wife

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell  
and Convey to **LEE'S ANGUS RANCH, LLC**, a Nevada Limited Liability  
Company

and to the heirs and assigns of such Grantee forever, all that real property situated in the  
County of \_\_\_\_\_ State of Nevada, bounded and described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

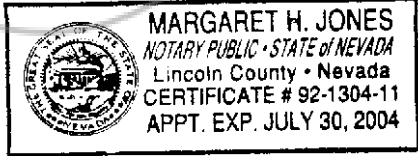
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in  
anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **December 31, 2003**

*Kenneth D. Lee*  
\_\_\_\_\_  
**KENNETH D. LEE**

*Norma D. Lee*  
\_\_\_\_\_  
**NORMA D. LEE**

STATE OF Nevada  
COUNTY OF Lincoln } ss.



This instrument was acknowledged before me on \_\_\_\_\_  
by **KENNETH D. LEE and NORMA D. LEE**

Signature Margaret H. Jones  
Notary Public (One inch margin on all sides of document for Recorder's Use Only)

# EXHIBIT "A"

## LEGAL DESCRIPTION

ESCROW NO.:

PARCEL ONE:

That portion of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 28, Township 1 South, Range 68 East, M.D.B. & M., more particularly described as follows:

Revised Parcel 1 and Parcel 3 of that certain parcel map recorded January 6, 2004 in the office of the County Recorder of Lincoln County, Nevada, in Book "C" of Plats, page 24 as File No. 121603, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER: 12-040-14

PARCEL TWO:

Situate in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 33, Township 1 South, Range 68 East, M.D.B. & M., more particularly described as follows:

Parcel 2 of that certain parcel map recorded June 16, 2000 in the office of the County Recorder of Lincoln County, Nevada in Book "B" of Plats, page 314 as File No. 114680 and re-recorded July 11, 2000 in Book "B" of Plats, page 317 as File No. 114814, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER: 12-040-18

PARCEL THREE:

Situate in the East Half (E1/2) of Section 32, Township 1 South, Range 68 East, M.D.B. & M., more particularly described as follows:

Parcels 1 and 3 as shown on that certain parcel map thereof recorded May 22, 2000 in the office of the County Recorder of Lincoln County, Nevada in Book "B" of Plats, pages 306 and 307 as File No. 114548, Lincoln County, Nevada records.

TOGETHER WITH rights of ingress and egress over and upon that certain private roadway traversing the Northeast Quarter (NE1/4) of Section 5, Township 2 South, Range 68 East, M.D.B. & M., as shown on said parcel map.

ASSESSOR'S PARCEL NUMBER: 12-040-21  
12-040-22

Continued on next page

ESCROW NO.:

PARCEL FOUR:

TOWNSHIP 1 SOUTH, RANGE 68 EAST, M.D.B. & M.

Section 32: Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4)

ASSESSOR'S PARCEL NUMBER: 12-040-23

PARCEL FIVE:

Beginning at a point 20 rods South of the Northeast corner of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 33, Township 1 South, Range 68 East, M.D.B. & M., and running thence South 60 rods, thence West 80 rods, thence North 60 rods, thence East 80 rods to the place of beginning, and containing 30 acres of land, more or less; and also:

The South Half (S1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 33, Township 1 South, Range 68 East, M.D.B. & M.

ASSESSOR'S PARCEL NUMBER: 12-040-06

PARCEL SIX:

The Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 33, Township 4 South, Range 70 East, M.D.B. & M., and containing 40 acres and being embraced in Homestead Patent No. 203370 issued June 5, 1911 to Sylvanus H. Benton.

ASSESSOR'S PARCEL NUMBER: 12-040-16

PARCEL SEVEN:

TOWNSHIP 1 SOUTH, RANGE 68 EAST, M.D.B. & M.

Section 33: North Half (N1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4)

Continued on next page

ESCROW NO.:

ASSESSOR'S PARCEL NUMBER: 12-040-05

PARCEL EIGHT:

TOWNSHIP 1 SOUTH, RANGE 68 EAST, M.D.B. & M.

Section 32: South Half (S1/2) of the Southeast Quarter  
(SE1/4) of the Southeast Quarter (SE1/4)

EXCEPTING THEREFROM any portion of said land existing within the boundaries of Parcel 2 of that certain parcel map recorded May 22, 2000 in Book "B" of Plats, pages 306 and 307 as File No. 114548, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER: 12-040-04

PARCEL NINE:

A tract of land on the West side of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 5, Township 2 South, Range 68 East, M.D.B. & M., described as: Beginning at the Southwest corner of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) (near the north end of the Victor Cottino division fence (as of June 3, 1971) and running thence North 80 rods, thence East 24 rods, thence South 80 rods and thence West 24 rods to the place of beginning, and containing 12 acres of land within Patent No. 1809 issued to C.P. Ronnow; and also:

Beginning at a point 33 rods West of the Northeast corner of Section 5, Township 2 South, Range 68 East, M.D.B. & M., and running thence West 47 rods, thence at right angles South 82 rods, thence at right angles East 34 rods, thence Northerly approximately 82 rods to the place of beginning, and being in the Northeast corner of the Northeast Quarter (NE1/4) of Section 5; and also:

A tract of land situated within the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 5, Township 2 South, Range 68 East, M.D.B. & M., being more particularly described as follows:

Continued on next page

ESCROW NO.:

Commencing at the Northeast corner of said Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and running thence West 165 feet; thence South 1320 feet; thence East 165 feet; thence North 1320 feet to the place of beginning.

ASSESSOR'S PARCEL NUMBER: 12-110-04

PARCEL TEN:

Beginning at the Northeast corner of Section 5, Township 2 South, Range 68 East, M.D.B. & M., and running thence West 33 rods, thence Southerly approximately 82 rods, thence East 46 rods, thence North 82 rods to the place of beginning.

ASSESSOR'S PARCEL NUMBER: 12-110-05

PARCEL ELEVEN:

TOWNSHIP 1 SOUTH, RANGE 68 EAST, M.D.B. & M.

Section 33: East Half (E1/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4)

EXCEPTING THEREFROM the railroad right of way which has previously been conveyed.

ASSESSOR'S PARCEL NUMBER: 12-040-10

PARCEL TWELVE:

Beginning at the Northeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 4, Township 2 South, Range 68 East, M.D.B. & M., and running thence West 41 rods, thence South at right angle 22 rods, thence at right angle East 41 rods, and thence at right angle North 22 rods to the place of beginning; and also:

Beginning at a point 22 rods South of the Northeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 4, Township 2 South, Range 68 East, M.D.B. & M., and running thence South 46-1/2 rods, thence West at right

Continued on next page

ESCROW NO.:

angle 27-2/3 rods, thence at right angle North 46-1/2 rods, thence at right angle East 27-2/3 rods to the place of beginning; and also:

The Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 4, Township 2 South, Range 68 East, M.D.B. & M.

SAVE AND EXCEPT that portion of ground deeded to the Panaca Irrigation Company and that portion or strip of ground deeded to N.J. WADSWORTH.

ASSESSOR'S PARCEL NUMBER: 12-120-03

PARCEL THIRTEEN:

That tract of land described as commencing at the Northeast corner of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 33, Township 1 South, Range 68 East, running thence West 22 rods and 10 feet to the Northeast corner of the Edwards Brothers land, thence South 80 rods along the east line of Edwards land; thence East 22 rods and thence North 80 rods to the place of beginning.

ASSESSOR'S PARCEL NUMBER: 12-040-08

PARCEL FOURTEEN:

That parcel of land situate within the West Half (W1/2) of Section 4, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as follows:

Beginning at a point on the section line, 38-1/2 rods South of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 4, running thence East 18-1/2 rods, thence North 111 rods, thence West 18-1/2 rods to Section line, thence South along Section line 111 rods to place of beginning.

ASSESSOR'S PARCEL NUMBER: 12-120-07

PARCEL FIFTEEN:

Continued on next page

ESCROW NO.:

That parcel of land situate within the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 4, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as follows:

All that certain lot, piece or parcel of land situate in the big field, near Panaca, County of Lincoln, State of Nevada, and bounded and described as follows, to-wit:

On the North by the legal Township line which divides Township 1 from Township 2 South Range; on the East by the Panaca Co-Operative Store's land; on the South by James A. Wadsworth's land; on the West by C.P. Ronnow's land;

Said piece of land is 50-1/2 rods wide from North to South and 40 rods long from East to West.

ASSESSOR'S PARCEL NUMBER: 12-120-01

PARCEL SIXTEEN:

That parcel of land situate within the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 5, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as follows:

The triangular tract of land, in the Northwest corner of said Southeast Quarter (SE1/4), lying West of the Railroad right of way; in said Southeast Quarter (SE1/4) of Section 5.

ASSESSOR'S PARCEL NUMBER: 12-110-12

PARCEL SEVENTEEN:

That parcel of land situate within the East Half (E1/2) of Section 5, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as follows:

Beginning at the Northeast corner of the Southeast Quarter (SE1/4) of Section 5 and running thence West on quarter section line 28 rods, thence South 38-1/2 rods, thence East 28 rods, thence North 38-1/2 rods to the place of beginning; and also:

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ESCROW NO.:

The Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 5, SAVE AND EXCEPT 5 acres more or less claimed and owned in said lot by the Edwards estate and known as the Thompson land.

ASSESSOR'S PARCEL NUMBER: 12-110-06

COPY



**STATE OF NEVADA  
DECLARATION OF VALUE**

**FOR RECORDERS OPTIONAL USE ONLY**  
 Document/Instrument No.: 121779  
 Book: 183 Page: 197  
 Date of Recording: Feb. 18, 2004  
 Notes: \_\_\_\_\_

1. Assessor Parcel Number(s):  
 a) 12-040-14; 12-040-18; 12-040-21; 12-120-01;  
 b) 12-040-22; 12-040-23; 12-040-06; 12-110-12;  
 c) 12-040-16; 12-040-05; 12-040-04; 12-110-06;  
 d) 12-110-04; 12-110-05; 12-040-10;  
12-120-03; 12-040-08; 12-120-07
2. Type of Property:  
 a) XX 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: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 0.00  
 Deed in Lieu of Foreclosure Only (Value of Property) \$ \_\_\_\_\_  
 Transfer Tax Value \$ 0.00  
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: 10  
 b. Explain Reason for Exemption: Into wholly owned corporation

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 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed

Signature: Kenneth D Lee Capacity: Seller  
 Signature: Kenneth D Lee Capacity: Buyer

**SELLER (GRANTOR) INFORMATION**  
 (required)  
 Print Name: KENNETH D. LEE  
 Address: PO Box 123  
 City/State/Zip: Panaca NV 89043

**BUYER (GRANTEE) INFORMATION**  
 (required)  
 Print Name: LEE'S ANGUS RANCH, LLC  
 Address: PO Box 123  
 City/State/Zip: Panaca NV 89043

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)  
 Company Name: NEVADA LAND SERVICES Escrow No.: 02-02-936  
 Address: PO Box 1169  
 City/State/Zip: Tonopah NV 89049

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