

FILED FOR RECORDING  
AT THE REQUEST OF

Cow County Title

2004 NOV 19 PM 3 10

LINCOLN COUNTY RECORDER  
FEE 26.00 DEP  
LESLIE BOUCHER LB

19017448

Assessor Parcel Nos. 13-130-03,  
13-130-05, 13-140-07, 13-140-08,  
03-111-01, 03-121-01, 03-157-02

Recording requested by and return to:  
Mackedon, McCormick & King  
Post Office Box 1203  
Fallon, Nevada 89406

MAIL TAX STATEMENTS TO:  
Grantee:  
P.O. Box 338  
St. George, UT 84770

QUITCLAIM DEED

THIS INDENTURE, made this 12 day of October,  
2004, between STEVE HARMSSEN and HARMSSEN FAMILY LIMITED  
PARTNERSHIP, a Utah limited partnership of the County of Salt  
Lake, State of Utah, the parties of the first part, and ROCKY  
MOUNTAIN COMPANY, a Utah limited partnership, the parties of  
the second part.

WITNESSETH:

That the said parties of the first part, for an in  
consideration of the sum of ONE DOLLAR (\$1.00) to them in hand

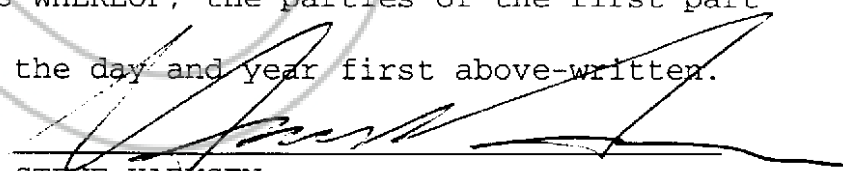
paid by the parties of the second part, and for other good and valuable considerations, the receipt of which is hereby acknowledged, do by these present release, remise and forever quitclaim unto the said parties of the second part, and to its heirs and assigns forever, all that certain lot, piece, or parcel of land situate in the County of Lincoln, State of Nevada, more particularly bounded and described as follows:

SEE EXHIBIT "A" ATTACHED

TOGETHER WITH, all tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said parties of the second part, and to its heirs and assigns forever.

IN WITNESS WHEREOF, the parties of the first part have set their hand the day and year first above-written.

  
STEVE HARMSEN  
Individually and as for Harmsen Family  
Limited Partnership

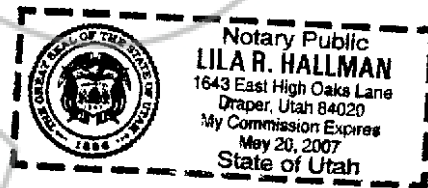
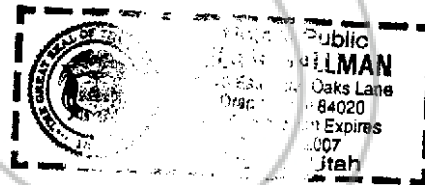
///

STATE OF UTAH )  
 )  
 ) : ss.  
 )  
County of Salt Lake )

On this 12 day of oct, 2004,  
personally appeared before me, a Notary Public, in and for the  
county of SALT LAKE and state of UTAH aforesaid STEVE HARMSEN,  
known to me or who proved to me to be the person, described in  
and who executed the above and foregoing instrument; who  
acknowledged to me that he executed the same freely and  
voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and  
affixed my official seal the day and year first above-written.

Lila R. Hallman  
Notary Public



## EXHIBIT "A"

### LEGAL DESCRIPTION

ESCROW NO.: 19017448

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

PARCEL 1

TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. & M.

Section 18: All of the Northwest Quarter (NW1/4); the North Half (N1/2) of the Southwest Quarter (SW1/4); the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4); and the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4)

EXCEPTING THEREFROM all that portion of the West Half (W1/2) of Section 18, Township 4 South, Range 67 East, M.D.B. & M., lying West of old State Highway No. 55 and State Route 317.

Also excepting therefrom that portion conveyed to the City of Caliente more particularly described as follows:

Being a portion of the Northwest Quarter (NW1/4) of Section 18, Township 4 South, Range 67 East, M.D.B. & M., and more particularly described by metes and bounds as follows, to wit:

BEGINNING at a point on the Southeasterly right-of-way line of the Union Pacific Railroad, 28.74 feet right of and measured radially from the centerline of Clover Street at Highway Engineer's Station "CS" 21+04.73 P.O.C.; said point of beginning being further described as bearing North 89°02'18" West, a distance of 2,611.28 feet from the Northeast corner of said Section 18, Township 4 South, Range 67 East, M.D.B. & M.; Thence South 01°01'51" West, along the West line of the Mark and Linda Holt property a distance of 188.86 feet to an intersection with the right or Southeasterly right-of-way line of Clover Street; Thence along said right or Southeasterly right-of-way line of Clover Street the following six (6) courses and distances:

- (1) South 53°41'09" West a distance of 145.96 feet;
- (2) South 70°54'04" West a distance of 236.89 feet;
- (3) South 18°47'23" West a distance of 183.33 feet;
- (4) From a non-tangent curve, concave to the East, having a tangent bearing of South 01°12'41" West, a radius of 470.00 feet and a delta of 04°55'20" for an arc length of 40.38 feet to a point of reverse curvature;
- (5) From a tangent curve concave to the Northwest, having a tangent bearing of South 03°42'40" East, a radius of 280.00 feet and a delta of 62°59'58", for an arc length of 307.87 feet to a point of reverse curvature;

Continued on next page

ESCROW NO.: 19017448

(6) From a tangent curve, concave to the Southeast, having a tangent bearing of South  $59^{\circ}17'18''$  West, a radius of 37.00 feet and a delta of  $41^{\circ}50'01''$  for an arc length of 27.02 feet to a point on the Northeasterly right-of-way line of State Route 317;

Thence along said Northeasterly right-of-way line of State of Route 317, along a non-tangent curve, concave to the Northeast, having a tangent bearing of North  $32^{\circ}30'55''$  West, a radius of 1,624.07 feet and a delta of  $8^{\circ}37'27''$  for an arc length of 244.45 feet, more or less, to a point on the Southeasterly right-of-way line of said Union Pacific Railroad;

Thence along said Southeasterly right-of-way line of the Union Pacific Railroad along a non-tangent curve, concave to the Southeast, having a tangent bearing of North  $32^{\circ}30'23''$  East, a radius of 1,860.08 feet and a delta of  $24^{\circ}52'56''$  for an arc length of 807.79 feet, more or less, to the beginning of a spiral curve;

Thence along said spiral curve, being concave to the Southeast, having a tangent bearing of North  $57^{\circ}18'46''$  East and a long chord of North  $58^{\circ}35'02''$  East a distance of 123.31 feet to the point of beginning.

Section 19: Government Lot 1, previously described as the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); Government Lot 2, previously described as the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4); and Government Lot 3, previously described as the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4)

EXCEPTING THEREFROM all that portion of the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section 19, Township 4 South, Range 67 East, M.D.B. & M., lying West of old State Highway No. 55 and State Route 317.

FURTHER EXCEPTING FROM all that property situated in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 19, Township 4 South, Range 67 East, M.D.B. & M., County of Lincoln, State of Nevada, more particularly described as follows:

Continued on next page

ESCROW NO.: 19017448

Commencing at the intersection of the center line of the Nevada State Highway Right of Way No. 55, FAS Route 633 (Project S-633 (1) Corrected Deed, Document No. 55665, Book 12, Page 441, recorded January 6, 1975, of the Official Records of Lincoln County, Nevada and South Boundary Line of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 24, Township 4 South, Range 66 East, M.D.B.&M. at Highway Engineer's Station X465438.69 POC; said commencing point further described as bearing South 6°10'02" West, a distance of 9,421.64 feet from the Northeast corner of Section 13, Township 4 South, Range 66 East, M.D.B.&M.;

Thence along the center line of said Nevada State Highway Right of Way from a point on a tangent which bears North 36°55'02" East, along a curve to the left with a radius of 800.00 feet, through an angle of 13°49'21" and an arc distance of 193.00 feet to a point of tangency;

Thence along centerline of said State Highway Right of Way North 23°05'41" East, a distance of 939.19 feet to a point on a curve;

Thence along said centerline from a tangent which bears the last described course, also being a curve to the right with a radius of 3,000 feet through an angle of 12°52'20" and an arc distance of 673.99 feet to a point of tangency;

Thence along said centerline North 35°58'01" East, a distance of 580.70 feet to the true point of beginning;

Thence South 52°14'59" East, a distance of 529.94 feet to a point on the beginning of a tangent curve;

Thence along said curve to the left with a radius of 311.54 feet, through an angle of 28°36'50" an arc distance of 155.59 feet to a point of beginning of a compound curve;

Thence from said compound point on a tangent which bears South 80°51'49" East, along a curve to the left with a radius of 1,071.63 feet, through an angle of 21°43'30" and an arc distance of 406.33 feet to a point of tangency;

Thence North 77°24'41" East, a distance of 245.00 feet, more or less, to a point on the Easterly Line of the Southwest  
Continued on next page

ESCROW NO.: 19017448

Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section 19; said Easterly Line being the West Property Line of Kershaw-Ryan Nevada State Recreation Park;

Thence North along said Easterly Line, a distance of 900.00 feet, more or less, to the Northeast Quarter (NE1/4) Corner of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section 19;

Thence West along the North Line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section 19, a distance of 960.00 feet, more or less, to a point on the Center Line of said State Highway Right of Way No. 55;

Thence along said Center Line South  $13^{\circ}16'45''$  West, a distance of 200.00 feet, more or less, to the beginning of a tangent curve; said point of beginning of a tangent curve being Station "X" 493 + 58.83 on Center Line of said State Highway Right of Way No. 55;

Thence along said Center Line, also being a curve to the right with a radius of 1,000.00 feet, through an angle of  $22^{\circ}41'16''$  and an arc distance of 395.98 feet to a point of tangency;

Thence along said Center Line South  $35^{\circ}58'01''$  West, a distance of 37.28 feet to the true point of beginning.

EXCEPTING THEREFROM the forty (40) feet wide right of way on the Southeasterly side of the Center Line of said Nevada State Highway, FAS Route 633 (Project S-633 (1)).

(The above parcel was acquired by the State of Nevada for improving the entrance to the Kershaw-Ryan Recreation Park).

Except the interest in the portion of said land conveyed to County of Lincoln, State of Nevada, by Deed recorded January 6, 1975 in Book 12 of Official Records at page 441, Lincoln County, Nevada records.

Excepting from all of the above described, any and all rights of way heretofore granted by the Grantors herein or their predecessors in interest to the Union Pacific Railroad Co., and its predecessors in interest and to the State of Nevada  
Continued on next page

ESCROW NO.: 19017448

for highway purposes, which said rights of way are on file and of record in the Office of the County Recorder of said Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2003 - 2004: 13-130-03

PARCEL 2

TOWNSHIP 4 SOUTH, RANGE 66 EAST M.D.B. & M.

Section 24: The Southwest Quarter (SW1/4) to the Southeast Quarter (SE1/4)

EXCEPTING THEREFROM all that portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 24, Township 4 South, Range 66 East, M.D.B. & M., lying West of old State Highway No. 55 and State Route 317.

Section 25: The Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); the South Half (S1/2) of the Southwest Quarter (SW1/4); the East Half (E1/2) of the Northwest Quarter (NW1/4); the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4); the North Half (N1/2) of the Southwest Quarter (SW1/4); and the Northwest Quarter (NW1/4) of Southeast Quarter (SE1/4)

EXCEPTING THEREFROM all that portion of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section 25, Township 4 South, Range 66 East, M.D.B. & M., lying West of the Union Pacific Railroad right of way.

EXCEPTING FROM the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 25, Township 25, Township 4 South, Range 66 East, M.D.B. & M., all uranium, thorium, or other material which may be determined to be peculiarly essential to the production of fissionable material lying in and under said land as reserved by the United States of America, in Patent recorded June 22, 1959, in Book L-1 of Real Estate Deeds, page 209, Lincoln County, Nevada.

Also excepting therefrom that portion of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) (and that portion of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4))

Continued on next page



ESCROW NO.: 19017448

Quarter (SE1/4) of Section 25, Township 4 South, Range 66 East, M.D.B.&M., more particularly described as follows:

Parcels 1,2,3, and 4 of that certain parcel map for Meadow Valley Properties recorded March 27, 1984 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 228 as File No. 79735, Lincoln County, Nevada records.

Together with an easement for access and utility purposes is described as follows:

Also including a parcel or strip of land forty (40) feet in total width being twenty (20) feet wide on each side of the surveyed center line of a road and utility easement from State Highway Engineers Station 421 + 67.07 on the center line of Nevada State Highway right of way No. 55 FAS Route 633 (Project S-633(1)) to the five acre parcel described in the above paragraphs; Said center line is more fully described as follows:

Beginning at Highway Engineer's Station 421 + 67.07 on the centerline of said Nevada State Highway Right of Way;

Thence along the center line of said Road and Utility Easement South  $66^{\circ}14'$  East, a distance of 283.35 feet to a point on a tangent curve;

Thence continuing along said easement center line being a curve to the right with a radius of 1,000.00 feet, through an angle of  $4^{\circ}49'$  and an arc distance of 84.07 feet to a point of tangency;

Thence continuing along said center line South  $61^{\circ}24'$  East, a distance of 227.15 feet to a point on a tangent curve;

Thence continuing along said center line being a curve to the right with a radius of 100.00 feet, through an arc angle of  $50^{\circ}28'30''$  an arc distance of 88.10 feet to a point of tangency;

Thence continuing along said center line South  $10^{\circ}55'30''$  East, a distance of 38.44 feet to a point on a tangent curve;

Thence continuing along said center line being a curve to the right with a radius of 50.00 feet, through an angle of  $72^{\circ}45'30''$  and an arc distance of 63.49 feet to a point of

Continued on next page

ESCROW NO.: 19017448

tangency;

Thence continuing along said easement center line South 61°49' West a distance of 150.17 feet.

TOWNSHIP 4 SOUTH, RANGE 66 EAST M.D.B. & M.

Section 26: East Half (E1/2) of the Southeast Quarter (SE1/4)

Section 35: The East Half (E1/2) of the Northeast Quarter (NE1/4); the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4); and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4)

Section 36: The Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4)

Also excepting the interest in the portion of said land conveyed to County of Lincoln, State of Nevada, by Deed recorded January 6, 1975 in Book 12 of Official Records at page 441, Lincoln County, Nevada records.

Excepting from all of the above described, any and all rights of way heretofore granted by the Grantors herein or their predecessors in interest to the Union Pacific Railroad Co., and its predecessors in interest and to the State of Nevada for highway purposes, which said rights of way are on file and of record in the Office of the County Recorder of said Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2003 - 2004: 13-140-05  
13-140-07

Parts of said land is further described as Lot 1, 2 and 3 of the Division of Large Parcel Map recorded May 17, 2004 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 43A through D, as File No. 122298, Lincoln County, Nevada records.

PARCEL 3

Continued on next page

ESCROW NO.: 19017448

That portion of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) (and that portion of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 25, Township 4 South, Range 66 East, M.D.B.&M., more particularly described as follows:

Parcels 1, 2, 3, and 4 of that certain parcel map for Meadow Valley Properties recorded March 27, 1984 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 228 as File No. 79735, Lincoln County, Nevada records.

Together with an easement for access and utility purposes is described as follows:

Also including a parcel or strip of land forty (40) feet in total width being twenty (20) feet wide on each side of the surveyed center line of a road and utility easement from State Highway Engineers Station 421 + 67.07 on the center line of Nevada State Highway right of way No. 55 FAS Route 633 (Project S-633(1)) to the five acre parcel described in the above paragraphs; Said center line is more fully described as follows:

Beginning at Highway Engineer's Station 421 + 67.07 on the centerline of said Nevada State Highway Right of Way;

Thence along the center line of said Road and Utility Easement South  $66^{\circ}14'$  East, a distance of 283.35 feet to a point on a tangent curve;

Thence continuing along said easement center line being a curve to the right with a radius of 1,000.00 feet, through an angle of  $4^{\circ}49'$  and an arc distance of 84.07 feet to a point of tangency;

Thence continuing along said center line South  $61^{\circ}24'$  East, a distance of 227.15 feet to a point on a tangent curve;

Thence continuing along said center line being a curve to the right with a radius of 100.00 feet, through an arc angle of  $50^{\circ}28'30''$  an arc distance of 88.10 feet to a point of tangency;

Thence continuing along said center line South  $10^{\circ}55'30''$   
Continued on next page

ESCROW NO.: 19017448

East, a distance of 38.44 feet to a point on a tangent curve;

Thence continuing along said center line being a curve to the right with a radius of 50.00 feet, through an angle of 72°45'30" and an arc distance of 63.49 feet to a point of tangency;

Thence continuing along said easement center line South 61°49' West a distance of 150.17 feet;

Except the interest in the portion of said land conveyed to County of Lincoln, State of Nevada, by Deed recorded January 6, 1975 in Book 12 of Official Records at page 441.

Excepting from the entire of the above described any and all rights of way heretofore granted by the Grantors herein or their predecessors in interest to the Union Pacific Railroad Co., and its predecessors in interest and to the State of Nevada for highway purposes, which said rights of way are on file and of record in the Office of the County Recorder of said Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2003 - 2004: 13-140-08

PARCEL 4

The Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), the East Half (E1/2) of the Southwest Quarter (SW1/4) of Section 7, Township 4 South, Range 67 East, M.D.B.&M.

EXCEPTING FROM Section 7, Township 4 South, Range 67 East, that portion of said land heretofore conveyed to the incorporated City of Caliente by Deed recorded in Book "L-1" of Real Estate Deeds, page 345, Lincoln County, Nevada records.

FURTHER EXCEPTING THEREFROM that portion conveyed to the State of Nevada, Department of Transportation by Corrected Sales Deed, Document No. 55665, Book 12, page 441, recorded January 6, 1975, Lincoln County, Nevada.

FURTHER EXCEPTING FROM Section 7, Township 4 South, Range 67 East, that portion of said land heretofore conveyed to  
Continued on next page

ESCROW NO.: 19017448

Lincoln County Post No. 23 American Legion, the Hugh Jacobson Post No. 7114, V.F.W. and Barracks No. 2287 Veterans of World War 1 of U.S.A., by Deed recorded in Book "L-1" of Real Estate Deeds at page 346, Lincoln County, Nevada records.

FURTHER EXCEPTING FROM Section 7, Township 4 South, Range 67 East, that portion of said land heretofore conveyed to Ronal Young and Betty Young, husband and wife, by Deed recorded in Book "K-1" of Real Estate Deeds at page 356, Lincoln County, Nevada records.

FURTHER EXCEPTING FROM Section 7, Township 4 South, Range 67 East, that portion of said land conveyed to the United States of America by Deed recorded July 26, 1963, in Book "M-1" of Real Estate Deeds at page 163 Lincoln County, Nevada records.

FURTHER EXCEPTING FROM Section 7, Township 4 South, Range 67 East, that portion of said land conveyed to Ronal Young, et ux, by Deed recorded September 3, 1969, in Book "N-1" of Real Estate Deeds at page 440 Lincoln County, Nevada records.

FURTHER EXCEPTING FROM Section 7, Township 4 South, Range 67 East, those portions of said land conveyed to the Board of Co. Commissioners by Deed recorded May 27, 1936, in Book "E-1" of Real Estate Deeds at page 90 and recorded May 27, 1936, in Book "E-1" of Real Estate Deeds at page 91, Lincoln County, Nevada records.

FURTHER EXCEPTING FROM Section 7, Township 4 South, Range 67 East, all that portion of said land conveyed to the State of Nevada, by deed recorded June 16, 1967, in Book N-1, of Real Estate Deeds, page 208 Lincoln County, Nevada records.

Excepting from all of the above described, any and all rights of way heretofore granted by the Grantors herein or their predecessors in interest to the Union Pacific Railroad Co., and its predecessors in interest and to the State of Nevada for highway purposes, which said rights of way are on file and of record in the Office of the County Recorder of said Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2003 - 2004: 03-111-01  
03-121-01  
03-151-02

# State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

- a) 13-130-03; 13-140-05
- b) 13-140-07; 13-140-08;
- c) 03-11-01; 03-121-01;
- d) 03-151-02

2. Type of Property

- a)  Vacant Land
- b)  Single Family Res.
- c)  Condo/Townhouse
- d)  2-4 Plex
- e)  Apartment Building
- f)  Commercial /Ind'l
- g)  Agriculture
- h)  Mobile Home
- i)  other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document / Instrument #	<u>123427</u>
Book: <u>193</u>	Page: <u>447-459</u>
Date of Recording: <u>November 19 2004</u>	
Notes: _____	

3. Total Value / Sales Price of Property \$ \_\_\_\_\_  
 Deed In Lieu Only (value of forgiven debt) \$ \_\_\_\_\_  
 Taxable Value \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, section: 3
- b. Explain Reason for Exemption: Transfer to establish true ownership

5. Partial Interest: 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 1/2% 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 Escrow Officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

Print Name Harmson Family Ltd Ptnshp  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 State \_\_\_\_\_ Zip \_\_\_\_\_

Print Name Rocky Mtn Co.  
 Address PO Box 338  
 City St George  
 State UT Zip 84770

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

Co. Name Low County Title Co. Esc. # 19017448  
 Address PO Box 1603  
 City Tonopah State: NV Zip 89049

(As a public record, this form may be recorded / microfilmed)