

123887

FILED FOR RECORDING
AT THE REQUEST OF

Cow County Title

2005 MAR 4 PM 2 05

LINCOLN COUNTY RECORDER
FEE 25.00 5850.00 DEP on
LESLIE BOWCHER

Assessor's Parcel Numbers:
13-140-08; 13-140-16; 03-111-01;
03-121-01; 03-151-02; 13-130-19;
13-140-05;

RPTT: \$5,850.00

RECORDING REQUESTED by and return to:
Cow County Title Company
363 Erie Main Street
Tonopah, Nevada 89049
#19030016

MAIL TAX STATEMENTS TO:
Grantee
8075 Rancho Destino Road
Las Vegas, Nevada 89123

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 4th day of March, 2005,
between ROCKY MOUNTAIN COMPANY, a Utah Limited Partnership, of
the County of Washington, State of Utah, the parties of the
first part, and, RAINBOW LAND & CATTLE COMPANY, LLC., a
Limited Liability Company, of the County of Clark, State of
Nevada, the party of the second part,

W I T N E S S E T H :

That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to them in hand paid by the parties of the second part, and for other valuable considerations, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said party of the second part, and to its heirs and assigns forever, all that certain lot, piece or parcel of land and all water and water rights appurtenant thereto, situate in the County of Lincoln, State of Nevada, more particularly bounded and described as follows, to-wit:

See Exhibit "A" attached hereto and by this reference incorporated herein.

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

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

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands the day and year first above

written.

ROCKY MOUNTAIN COMPANY

H. Bradley Stucki
H. BRADLEY STUCKI
General Manager

Stanley L. Gubler
STANLEY L. GUBLER
General Partner

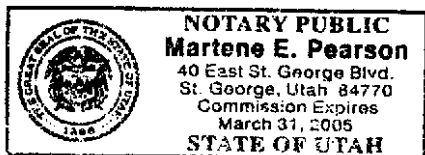
STATE OF Utah)
County of Washington : ss.

On this 4th day of March, 2005, personally appeared before me, a Notary Public, in and for the county and state aforesaid, H. BRADLEY STUCKI and STANLEY L. GUBLER, who acknowledged to me that they were the General Manager and General Partner of ROCKY MOUNTAIN COMPANY, and who was known to me or who proved to me to be the persons, described in and who executed the above and foregoing instrument; who further acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and

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///
///

affixed my official seal the day and year first above-written.



Martene E. Pearson
Notary Public

Document prepared by:
Mackedon, McCormick & King
179 South LaVerne Street
Fallon, Nevada 89406

COPY

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 19030016

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 State Highway No. 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;
- (6) From a tangent curve, concave to the Southeast, having

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a tangent bearing of South 59°17'18" West, a radius of 37.00 feet and a delta of 41°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°30'55" West, a radius of 1,624.07 feet and a delta of 8°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°30'23" East, a radius of 1,860.08 feet and a delta of 24°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°18'46" East and a long chord of North 58°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)

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

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

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ESCROW NO.: 19030016

County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2004 - 2005: 13-130-19

PARCEL 2

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

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

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

Lot 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 43D as File No. 122298, Lincoln County, Nevada records.

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 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 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
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file and of record in the Office of the County Recorder of said Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2004 - 2005: 13-140-05 (PTN)
13-140-16

PARCEL 3

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 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 163 Lincoln County, Nevada records.

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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 2004 - 2005: 03-111-01
03-121-01
03-151-02

PARCEL 4

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
Continued on next page

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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 $50^{\circ}28'30''$ and 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 tangency;

Thence continuing along said easement center line South $61^{\circ}49'$ 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
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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 2004 - 2005: 13-140-08

TOGETHER WITH and including any and all water rights that are appurtenant to, used on, or used in association with the above-described property, including the following described water rights, and subject to the exceptions and reservations stated below:

Permit No. 10614, Certificate No. 3211, as appearing in records of the Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer: 147.83 acre-feet seasonally ("afs") for irrigation of and domestic use on 40.8 acres of land from a well;

Permit No. 29834, Certificate No. 10491, as appearing in the records of the Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer: 5.34 acre-feet annually ("afa") for irrigation of and domestic use on 17.7 acres of land from a well (80.34 acre-feet afa pursuant to Permit No. 29834 EXCEPTING AND RESERVING THEREFROM seventy-five (75) afa and proportionate diversion rate, such exception and reservation being without a right of use of or access to the well as reserved in a Deed recorded November 19, 2004 in Book 193 of Official Records, page 476 as File No. 123431, Lincoln County, Nevada records);

Proof No. 01076, "Finds of Fact, Conclusions of Law, Judgement and Decree" dated June 9, 1999, Case No. 5706 in the Seventh Judicial District Court of the State of Nevada in and for the County of Lincoln, "In the Matter of determination of the Relative Rights In and To the Waters of Camp Valley Creek, Eagle Valley Creek Panaca Big Spring, Clover Valley Wash, Meadow Valley Wash and Their Tributaries In Lincoln And Clark Counties, Nevada", and also as appearing the records of the Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer: 1.647 cfs and 230 afs for irrigation, stockwater and domestic use on 65.8 acres from Meadow Valley Wash (329 afs pursuant to Proof No. 01076

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EXCEPTING AND RESERVING THEREFROM ninety-nine (99) afs and proportionate diversion rate, such exception being without a right of use of or access to or across any of the above-described lands as reserved in Deeds recorded November 19, 2004 in Book 193 of Official Records, page 476 as File No. 123431, Lincoln County, Nevada records and Book 193 of Official Records, page 489 as File No. 123433, Lincoln County, Nevada records;

Permit No. 9935, Certificate No. 2483, as appearing in the records of the Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer: 71.0 afs for irrigation of 16.7 acres of land; and

Permit No. 28559, Certificate No. 9056, as appearing in the records of the Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer: 8.675 acre-feet for irrigation of 1.735 acres of land from a well.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):
 a) 13-140-08; 13-140-16;
 b) 03-111-01; 03-121-01;
 c) 03-151-02; 13-130-19;
 d) 13-140-05;

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>123887</u>
Book:	<u>197</u> Page: <u>334-345</u>
Date of Recording:	<u>March 4, 2005</u>
Notes:	_____

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: _____

3. Total Value/Sales Price of Property \$ 1,450,000.00
 Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
 Transfer Tax Value \$ 1,450,000.00
 Real Property Transfer Tax Due: \$ 5,850.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, 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 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed

Signature: [Signature] Capacity: General Manager
 Signature: [Signature] Capacity: Managing Member

SELLER (GRANTOR) INFORMATION
(required)

Print Name: ROCKY MOUNTAIN COMPANY
 Address: 825 N. INDUSTRIAL RD
 City/State/Zip: ST. GEORGE, UT 84771

BUYER (GRANTEE) INFORMATION
(required)

Print Name: RAINBOW LAND & CATTLE
 Address: 8075 RANCHO DESTINO RD
 City/State/Zip: LAS VEGAS, NV 89123

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: COW COUNTY TITLE Escrow No.: 19030016
 Address: 363 Erie Main St.
 City/State/Zip: Tonopah, NV 89049

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