

127298

A.P.N. # 13-130-20  
13-140-05  
R.P.T.T. \$ 975.00  
ESCROW NO. 19033343

RECORDING REQUESTED BY:  
**COW COUNTY TITLE**  
MAIL TAX STATEMENTS TO:  
**SAME AS BELOW**

FILED FOR RECORDING  
AT THE REQUEST OF

*Cow County Title*  
2006 SEP 8 PM 4 37

LINCOLN COUNTY RECORDER  
FEE 43.00 + 27.50 DEPOS  
LESLIE BOUCHER

WHEN RECORDED MAIL TO:  
**RAINBOW LAND & CATTLE**  
**6772 RUNNING COLORS AVE**  
**LAS VEGAS NV 89131**

(Space Above for Recorder's Use Only)

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **ROCKY MOUNTAIN COMPANY, a Utah Limited Partnership**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **RAINBOW LAND & CATTLE COMPANY, 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 **LINCOLN** 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: **September 06, 2006** **ROCKY MOUNTAIN COMPANY**  
**a Utah Limited Partnership**

BY: *H. Bradley Stucki*  
**H. BRADLEY STUCKI**  
**General Manager**

BY: *Stanley L. Gubler*  
**STANLEY L. GUBLER**  
**General Partner**

STATE OF Utah }  
                                  } ss.  
COUNTY OF Washington }

This instrument was acknowledged before me on 9/7/06  
by, **H. BRADLEY STUCKI** and **STANLEY L. GUBLER**

Signature *Sara N. Porter*  
Notary Public (One Inch Margin on all sides of Document for Recorders Use Only)

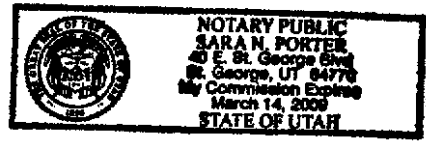


EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 19033343

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

PARCEL 1

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

Section 24: The North Half (N1/2) 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. 317.

APN: 13-140-05

PARCEL 2

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

Section 19: 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)

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:

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, File 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.;

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

Thence along centerline of said State Highway Right of Way North  $23^{\circ}05'41''$  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  $12^{\circ}52'20''$  and an arc distance of 673.99 feet to a point of tangency;

Thence along said centerline North  $35^{\circ}58'01''$  East, a distance of 580.70 feet to the true point of beginning;

Thence South  $52^{\circ}14'59''$  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  $28^{\circ}36'50''$  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  $80^{\circ}51'49''$  East, along a curve to the left with a radius of 1,071.63 feet, through an angle of  $21^{\circ}43'30''$  and an arc distance of 406.33 feet to a point of tangency;

Thence North  $77^{\circ}24'41''$  East, a distance of 245.00 feet, more or less, to a point on the Easterly Line of the Southwest 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  
Continued on next page

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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 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 2006 - 2007: 13-130-20

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:

Continued on next page

ESCROW NO.: 19033343

Permit No. 29338, Certificate No. 9059, as appearing in the records of the Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer: 190.49 afa for irrigation of 38.10 acres of land.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):  
a) 13-130-20  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

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) XX Agricultural                            h) \_\_\_\_\_ Mobile Home  
i) Other: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 250,000.00  
Deed in Lieu of Foreclosure Only (Value of Property) \$ \_\_\_\_\_  
Transfer Tax Value \$ 250,000.00  
Real Property Transfer Tax Due: \$ 975.00

4. If Exemption Claimed:  
a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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: Gen Mgr  
Signature: [Signature] Capacity: Owner/Partner

**SELLER (GRANTOR) INFORMATION**  
(required)

Print Name: ROCKY MOUNTAIN COMPANY  
Address: PO BOX 338  
City/State/Zip: ST GEORGE UT 84771

**BUYER (GRANTEE) INFORMATION**  
(required)

Print Name: RAINBOW LAND & CATTLE COMPAN  
Address: 6772 RUNNING COLORS AVE  
City/State/Zip: LAS VEGAS NV 89131

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

Company Name: COW COUNTY TITLE Escrow No.: 19033343  
Address: 761 S. Raindance Drive  
City/State/Zip: Pahrump, NV 89048

**FOR RECORDERS OPTIONAL USE ONLY**  
Document/Instrument No.: 177298  
Book: 222 Page: 160-164  
Date of Recording: Sept 8, 2006  
Notes: \_\_\_\_\_

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

# STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):

a) 13-130-20  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

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) <u>XX</u> Agricultural	h) _____ Mobile Home
i) Other: _____	

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument No.:	<u>127298</u>
Book:	<u>222</u> Page: <u>160-164</u>
Date of Recording:	<u>Sept 8, 2006</u>
Notes:	_____

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Signature: [Handwritten Signature] Capacity: Managing Member  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

### SELLER (GRANTOR) INFORMATION

(required)

Print Name: ROCKY MOUNTAIN COMPANY  
Address: PO BOX 338  
City/State/Zip: ST GEORGE UT 84771

### BUYER (GRANTEE) INFORMATION

(required)

Print Name: RAINBOW LAND & CATTLE COMPAN  
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