

Official Record

Recording requested By  
COW COUNTY TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3  
RPTT: \$3,120.00 Recorded By: AE  
Book- 239 Page- 0054

A.P.N. # 14-010-06

R.P.T.T. \$3,120.00

Escrow No. 35242

Recording Requested By:

Cow County Title Co.

Mail Tax Statements To:

Same as below

When Recorded Mail To:

REBEL ROCK RANCH, LLC.

946 W. Sunset Blvd., #0

St. George, UT 84771



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That FLASKO FAMILY LIMITED PARTNERSHIP, a Nevada Limited Partnership

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to REBEL ROCK 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 Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. Together with those certain water rights, Application No. V01245, Proof No. 01245 (182.4 acre feet), surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.

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.

Together with any and all range rights, AUM's, range water rights, grazing leases, permits, licenses or preferences existing, connected or appurtenant to said land.

Dated: 1/23/08

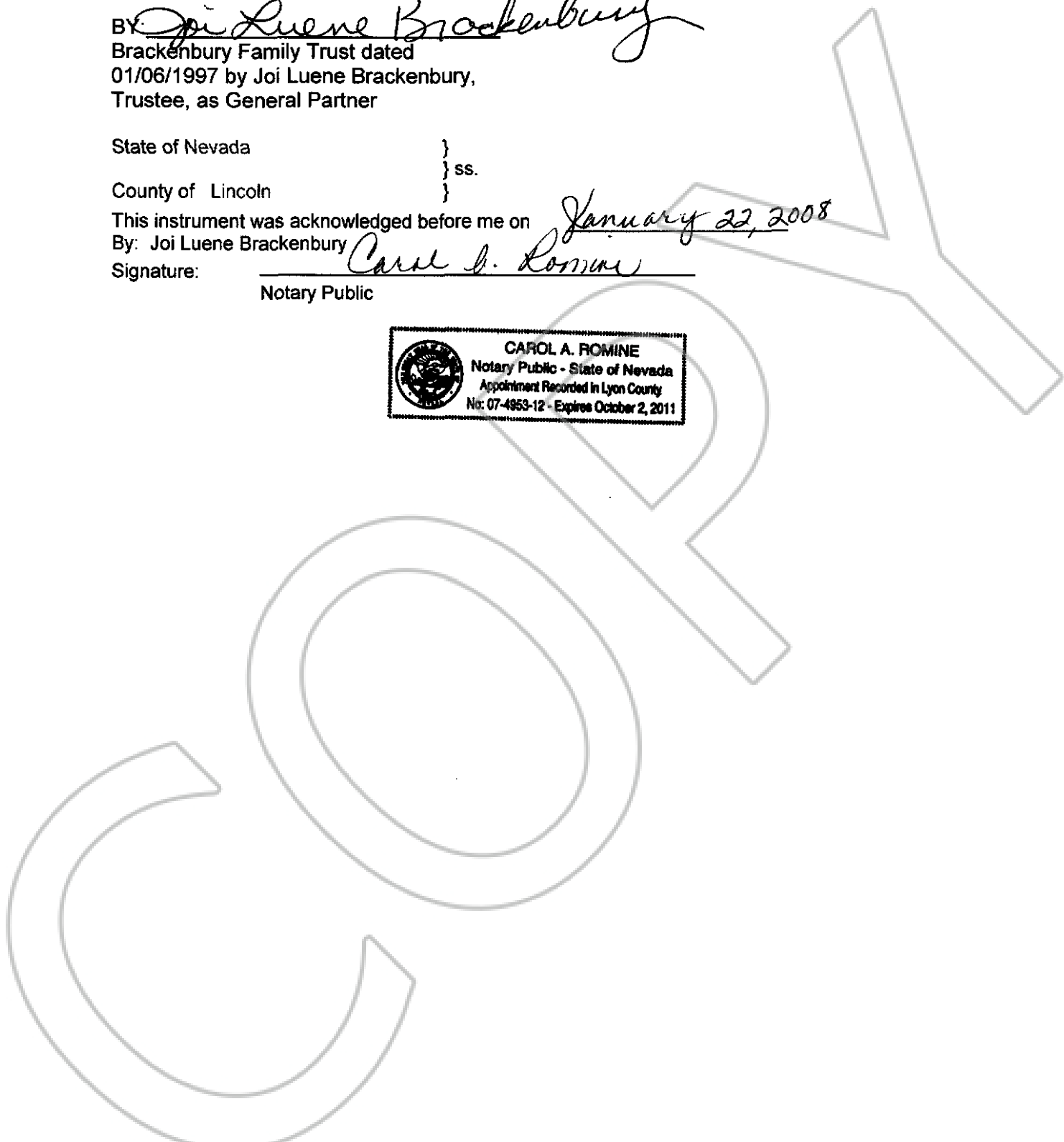
FLASKO FAMILY LIMITED PARTNERSHIP

By: Joi Luene Brackenbury  
Brackenbury Family Trust dated  
01/06/1997 by Joi Luene Brackenbury,  
Trustee, as General Partner

State of Nevada }  
County of Lincoln } ss.

This instrument was acknowledged before me on January 22, 2008

By: Joi Luene Brackenbury  
Signature: Carol A. Romine  
Notary Public





**Exhibit A  
LEGAL DESCRIPTION**

File Number: 35242

**PARCEL 1**

The West Half (W1/2) of the Southwest Quarter (SW1/4) and the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section 35, Township 5 South, Range 66 East, M.D.B. & M.

TOGETHER WITH a right of way for the purposes of herding cattle, across the Northwest corner of the described property set forth in that certain Deed recorded April 27, 1982 in Book 49 of Official Records, page 521 as File No. 75064, Lincoln County, Nevada records.

EXCEPTING THERFROM any portion of said land existing within the boundaries of the Union Pacific Railroad right of way.

FURTHER EXCEPTING therefrom any portion of said land conveyed to the County of Lincoln for roadway purposes by a Deed recorded May 22, 1974 in Book 10 of Official Records, page 318, Lincoln County, Nevada records.

ALSO EXCEPTING THEREFROM the following:

That part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 35, Township 5 South, Range 66 East, M.D.B. & M., being further described as follows:

Beginning at the Northeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section 35; thence running 520 feet, more or less, West along the North boundary of Section 35 to a point on the East right of way of the existing County road; thence South 40° West, 220 feet, more or less, along said right of way; thence South 495 feet, more or less, to the Southwest corner of said parcel; thence East 660 feet, more or less, to the point of beginning.

**PARCEL 2**

**TOWNSHIP 5 SOUTH, RANGE 66 EAST, M.D.B. & M.**

- Section 26: The Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4)
- Section 27: The Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4)
- Section 34: The Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2007 – 2008: 14-010-06

**Sign and Return**

**STATE OF NEVADA  
 DECLARATION OF VALUE**

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**Lincoln County - NV**  
**Leslie Boucher - Recorder**  
 Page 1 of 2 Fee: \$16.00  
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<b>FOR RECORDER'S USE</b>	
Document/Instrument	_____
Book	_____
Date of Recording:	_____
Notes:	_____

1. Assessor Parcel Number(s)
- a) 14-010-06
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

2. Type of Property
- a)  Vacant Land
  - b)  Single Family Residence
  - c)  Condo/Twnhse
  - d)  2-4 Plex
  - e)  Apartment Bldg.
  - f)  Commercial/Industrial
  - g)  Agricultural
  - h)  Mobile Home
  - i)  Other \_\_\_\_\_

3. Total Value/Sales Price of Property \$800,000.00

Deed in Lieu of Foreclosure Only (Value of Property)	( _____ )
Transfer Tax Value	<u>\$800,000.00</u>
Real Property Transfer Tax Due:	<u>\$3,120.00</u>

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: *Luene Brackberry* Capacity: Grantor

Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

Print Name: FLASKO FAMILY LIMITED PARTNERSHIP  
 Address: P.O. Box 75  
 City/State/Zip Yerington, NV 89447

Print Name: REBEL ROCK RANCH, LLC.  
 Address: 946 W. Sunset Blvd., #0  
 City/State/Zip St. George, UT 84771

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

Company Name: Cow County Title Co. Escrow No 35242  
 Address: P.O. Box 518  
 #1 Comstock  
 Pioche, Nevada 89043

**Sign and Return**



**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 14-010-06
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

**2. Type of Property**

- |   |   |
|---|---|
| a) <input type="checkbox"/> Vacant Land             | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse            | d) <input type="checkbox"/> 2-4 Plex                |
| e) <input type="checkbox"/> Apartment Bldg.         | f) <input type="checkbox"/> Commercial/Industrial   |
| g) <input checked="" type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home             |
| i) <input type="checkbox"/> Other _____             |   |

**3. Total Value/Sales Price of Property**

	<u>\$800,000.00</u>
Deed in Lieu of Foreclosure Only (Value of Property) ( _____ )	
Transfer Tax Value	<u>\$800,000.00</u>
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**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 % \_\_\_\_\_

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Signature: \_\_\_\_\_ Capacity: **Grantor**

Signature: *[Signature]* Capacity: **Grantee**

**SELLER (GRANTOR) INFORMATION**

Print Name: FLASKO FAMILY LIMITED PARTNERSHIP  
 Address: P.O. Box 75  
 City/State/Zip Yerington, NV 89447

**BUYER (GRANTEE) INFORMATION**

Print Name: REBEL ROCK RANCH, LLC.  
 Address: 946 W. Sunset Blvd., #0  
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