



A.P. N.: 012-210-11, 012-210-12
Escrow No.: 16203 / 16203
R.P.T.T.: \$11,700.00
WHEN RECORDED MAIL TAX
STATEMENTS AND DOCUMENTS TO:
Turner Lincoln Ranch, LLC
843 E. 970 S.
St. George, UT 84790

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
L. David Love and Jean R. Love, husband and wife as joint tenants, with rights of survivorship

do(es) hereby GRANT, BARGAIN and SELL to
Turner Lincoln Ranch, LLC, a Nevada limited liability company

the real property situated in the County of Lincoln, State of Nevada, described as follows:

SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A"

SUBJECT TO: 1. Taxes for the current fiscal year.
2. Covenants, conditions, Restrictions, Reservations, rights of way and Easement now of record.
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: March 17, 2008
L. David Love
L. David Love

Jean R. Love
Jean R. Love

State of Idaho }
County of Kootenai } ss:



On Johnna Hendricks 3/17/2008
Before me, a Notary Public, personally appeared
L. David Love and Jean R. Love
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that they executed it.

My Commission Expires: 4-24-09
Notary Public residing at: Coeur d'Alene

Johnna Hendricks
Notary Public

Escrow No: 16203

EXHIBIT "A" **Legal Description**

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

PARCEL ONE (1):

That portion of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 18, Township 2 South, Range 67 East, M.D.B.&M. lying and being Easterly of the U.S. Highway No. 93 right of way;

EXCEPTING THEREFROM that certain Area shown by a Record of Survey, Boundary Line Adjustment, recorded 9/21/01 and on file in Map Plat Book B, Page 395 and as described in a Deed recorded in Book 179, Page 390, and by an Amended Record of Survey, Boundary Line Adjustment recorded 11/27/07 on file in Map Plat Book C, Page 365 and identified as "Area A" and described in a Deed recorded in Book 236, Page 98 in the Office of the County Recorder, Lincoln County, Nevada.

PARCEL TWO (2):

Those portions of the Northwest Quarter (NW1/4) and the North Half of the Southwest Quarter (N1/2 SW1/4) of Section 19, Township 2 South, Range 67 East, M.D.B.&M. lying and being Easterly of the U.S. Highway No. 93 right of way;

TOGETHER WITH those certain Areas shown by an Amended Record of Survey, Boundary Line Adjustment recorded 11/27/07 on file in Map Plat Book C, Page 365 and identified as "Area C" and "Area D" and as described in a Deed recorded in Book 236, Page 100 in the Office of the County Recorder, Lincoln County, Nevada;

EXCEPTING THEREFROM that certain Area shown by an Amended Record of Survey, Boundary Line Adjustment recorded 11/27/07 on file in Map Plat Book C, Page 365 and identified as "Area B" and as described in a Deed recorded in Book 236, Page 98 in the Office of the County Recorder, Lincoln County, Nevada.

PARCEL THREE (3):

Those portions of the East Half of the Southeast Quarter (E1/2 SE1/4) and the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 24, Township 2 South, Range 68 East, M.D.B.&M. lying and being Easterly of the U.S. Highway No. 93 right of way.

PARCEL FOUR (4):

Parcels Two (2) and Four (4) as shown by map thereof on file in Map Plat Book C, Page 376 recorded 1/16/08 in the Office of the County Recorder, Lincoln County, Nevada.

EXCEPTING FROM all Parcels described above any portion lying within the U.S. Highway No. 93 right of way, as the same now exists.

TOGETHER WITH all water rights described by the following application numbers registered with the Nevada State Water Engineer's Office:

21236, 21237, 24680, 67192, 71389, 71390 and V04402.

Assessor's Parcel Number: 012-210-11, 012-210-12

Recording requested By
MESQUITE TITLE COMPANY

State of Nevada
Declaration of Value

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: AE RPTT: \$11,700.00
Book- 240 Page- 0188

1. Assessor Parcel Number(s)

- a) 012-210-11
- b) 012-210-12
- c)
- d)

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo.Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

RECORDERS FOR OPTIONAL USE ONLY	
Document/Instrument#	_____
Book: _____	Page: _____
Date of Recording: _____	_____
Notes	_____

3. Total Value/Sales Price of Property:

\$3,000,000.00

Deduct Assumed Liens and/or Encumbrances:

(0.00)

Transfer Tax Value per NRS 375.010, Section 2:

\$3,000,000.00

Real Property Transfer Tax Due

\$11,700.00

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 _____ Capacity Grantor's Agent _____

Signature _____ Capacity Grantee's Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: L. David Love and Jean R. Love
By: Robert Sherratt, Agt.
Address: PO Box 187
City/State/Zip: Caliente, NV 89008
Capacity: Grantor

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Turner Lincoln Ranch, LLC
By: Robert Sherratt, Agt.
Address: 843 E. 970 S.
City/State/Zip: St. George, UT, 84790
Capacity: Grantee

Company/Person Requesting Recording

(REQUIRED IF NOT THE SELLER OR BUYER)

Co. Mesquite Title Company
Name: 840 Pinnacle Court #3, Mesquite, NV 89027

Esc. #: 16203/ 16203

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