



After recording, return to:
Wallace O. Felsted
Kirton & McConkie
60 E. South Temple, #1800
PO Box 45120
Salt Lake City, UT 84145-0120

Tax statements to be sent to:
Farmland Reserve, Inc.
c/o Corporation of the Presiding Bishop of
The Church of Jesus Christ of Latter-day Saints
Tax Division, Floor 22
50 E. North Temple Street
Salt Lake City, UT 84150-3620

For information only:
Affects Assessor's Parcel Nos. 12-100-14, 012-210-11, 012-210-37, 012-210-34, and 012-210-36

Space above for recorder's use

GENERAL WARRANTY DEED

THIS INDENTURE, made this 21ST day of December, 2011 by and between TURNER LINCOLN RANCH, LLC, a Nevada limited liability company ("Grantor") and FARMLAND RESERVE, INC., a Utah nonprofit corporation ("Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), to it in hand paid by the Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents convey and generally warrant unto the said Grantee, and to its heirs, successors and assigns forever, all that certain lot, parcel and piece of land situate, lying and being in the County of Lincoln, State of Nevada, and more particularly described on Exhibit A, attached hereto.

TOGETHER WITH the tenements, hereditaments and appurtenances belonging to such property, and the reversion and reversions, remainder and remainders, rents, issues and profits of such property and all of Grantor's interest in and to oil, gas, geothermal, mineral rights.

ALSO TOGETHER WITH any and all wells and well permits, and all water rights appurtenant to said real property described on Exhibit "A", whether surface or groundwater, certificated or not certificated and all pending applications including specifically, but not limited to the following:

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

AND all of Grantor's interest in and to any land lying in the bed of any body of water, waterway or public street, public road or public avenue in front of or adjoining the land, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the Grantor, of, in, or to the same or any part thereof.



EXHIBIT A
[Legal Description]

Real property located in Lincoln County, State of Nevada, and more particularly described as follows:

PARCEL ONE (1):

The South Half of the Southwest Quarter (S1/2 of SW1/4); and the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) of Section 13, Township 2 South, Range 67 East, M.D.B. & M.;

PARCEL TWO (2):

The Northeast Quarter (NE1/4); and the East Half of the Southeast Quarter (E1/2 of SE1/4); and the North Half of the Northwest Quarter (N1/2 of NW1/4), all in Section 14, Township 2 South, Range 67 East, M.D.B. & M.;

PARCEL THREE (3):

The Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4) of Section 23, Township 2 South, Range 67 East, M.D.B.&M.;

PARCEL FOUR (4):

Parcel One (1) as set forth in that certain Map filed in Book C of Parcel Maps, Page 101 of Official Records.

PARCEL FIVE (5):

That portion of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) 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 SIX (6):

Those portions of the Northwest Quarter (NW1/4) and the North Half of the Southwest Quarter (N1/2SW1/4) 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 SEVEN (7):

Those portions of the East Half of the Southeast Quarter (E1/2SE1/4) and the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) 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 EIGHT (8):

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.

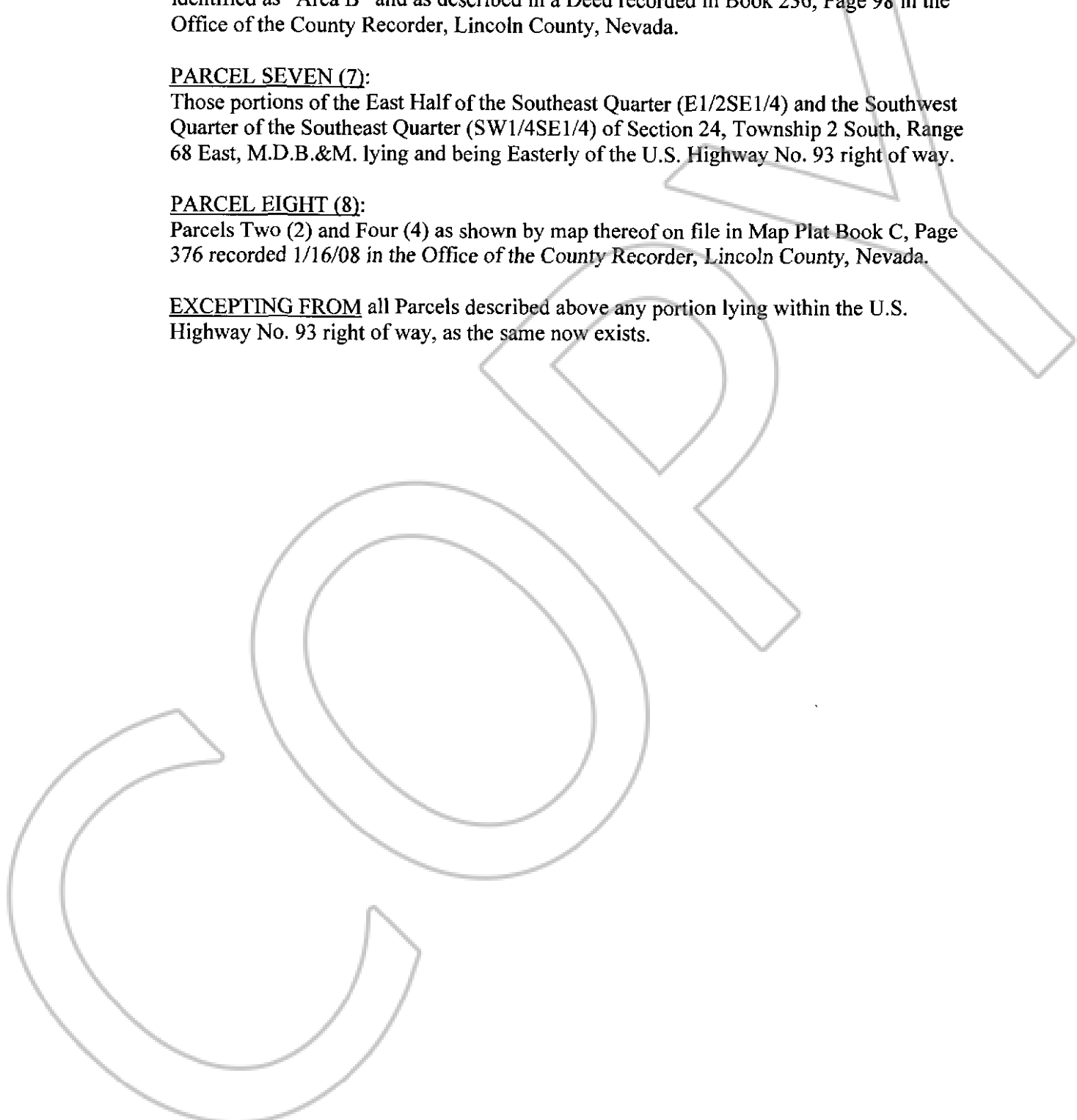




EXHIBIT B

Water rights of any nature appurtenant to the described land including but not limited to the water rights listed below:

Nevada Water Right Application/Proof Nos.	Certificate Nos.
21236	6810
21237	6811
24680	8471
67192	18000
71389	18001
71390	18002
65704	n/a
69447	n/a
78919	n/a
78920	n/a
78921	n/a
V04402	n/a

Recording requested By
MESQUITE TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of Fee \$43.00
Recorded By: LB RPTT: \$19,890.00
Book- 268 Page- 0625

State of Nevada
Declaration of Value Form

- 1. Assessor Parcel Number(s)
- a) 012-210-11; 012-210-34;
- b) 012-210-36; 012-210-37;
- c) 012-100-14
- 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: \$5,100,000.00
 Deed in Lieu of Foreclosure Only(value of property): (0.00)
 Transfer Tax Value per NRS 375.010, Section 2: \$5,100,000.00

Real Property Transfer Tax Due \$19,890.00

- 4. **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 parties agree 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)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Farmland Reserve, Inc.
 By: Robert Sherratt, Agt.
 Address: 139 East South Temple, Suite 600
 City/State/Zip: Salt Lake City, UT, 84111-1103
 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. #: 17766/ 17766

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