

Official RecordRecording requested By
MESQUITE TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$43.00 Page 1 of 5
RPTT \$9,750.00 Recorded By LB
Book- 268 Page- 0630

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. 11-110-17 and 11-100-04



0140273

Space above for recorder's use

GENERAL WARRANTY DEED

THIS INDENTURE, made this 21ST day of December, 2011 by and between GEER 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, well permits, water rights, both certificated and uncertificated, and water rights appurtenant to said real property described on Exhibit "A", 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 Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4) of Section 10, Township 5 South, Range 60 East, M.D.B.&M.;

PARCEL TWO (2):

The Southwest Quarter of the Northwest Quarter (SW1/4 of NW1/4) of Section 11, Township 5 South, Range 60 East, M.D.B.&M.;

PARCEL THREE (3):

The South Half of the Southeast Quarter (S1/2 of SE1/4) of Section 14, Township 5 South, Range 60 East, M.D.B.&M.;

PARCEL FOUR (4):

The Northeast Quarter (NE1/4); the North Half of the Southeast Quarter (N1/2 of SE1/4); and the Southeast Quarter of the Southeast Quarter (SE1/4 of SE1/4) of Section 23, Township 5 South, Range 60 East, M.D.B.&M.;

PARCEL FIVE (5):

The West Half of the Southwest Quarter (W1/2 of SW1/4); and the Southwest Quarter of the Northwest Quarter (SW1/4 of NW1/4) of Section 24, Township 5 South, Range 60 East, M.D.B.&M.;

PARCEL SIX (6):

The Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4); the South Half of the Northwest Quarter (S1/2 of NW1/4); the Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4); the West Half of the Southeast Quarter (W1/2 of SE1/4); and the Southwest Quarter (SW1/4) of Section 25, Township 5 South, Range 60 East, M.D.B.&M.;

PARCEL SEVEN (7):

The Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) of Section 26, Township 5 South, Range 60 East, M.D.B.&M.;

PARCEL EIGHT (*):

The Southeast Quarter of the Northwest Quarter (SE1/4 of NW1/4); the Northeast Quarter of the Southwest Quarter (NE1/4 of SW1/4); the Southwest Quarter of the Northeast Quarter (SW1/4 of NE1/4); the North Half of the Southeast Quarter (N1/2 of SE1/4); the North Half of the Northwest Quarter (N1/2 of NW1/4); and the Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) of Section 36, Township 5 South, Range 60 East, M.D.B.&M.



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EXCEPTING FROM all Parcels the interest in and to those portions which have been conveyed to the State of Nevada, or occupied by the same, for roadway purposes by Deeds recorded January 9, 1956 and July 24, 1969 in Books K-1, Page 345 and N-1, Page 417, Official Records, Lincoln County, Nevada.

COPY



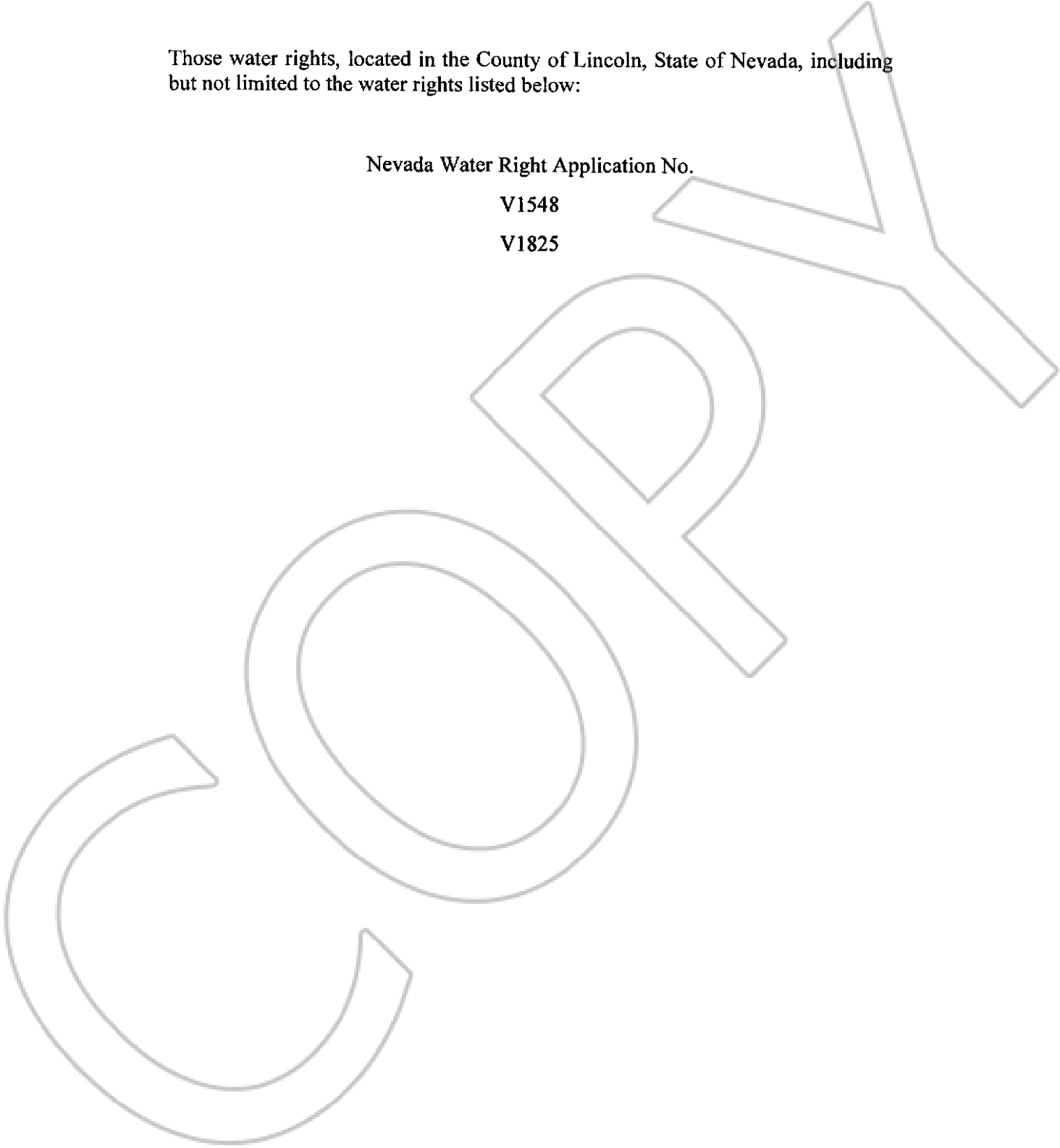
EXHIBIT B

Those water rights, located in the County of Lincoln, State of Nevada, including but not limited to the water rights listed below:

Nevada Water Right Application No.

V1548

V1825



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State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)

- a) 11-110-17, 11-100-04
- b) _____
- 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: \$2,500,000.00
 Deed in Lieu of Foreclosure Only(value of property): (0.00)

Transfer Tax Value per NRS 375.010, Section 2: \$2,500,000.00

Real Property Transfer Tax Due \$9,750.00

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 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 [Signature] Capacity Grantor's Agent

Signature [Signature] Capacity Grantee's Agent

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

Print Name: Geer Ranch, LLC
 By: Robert Sherratt, Agt.
 Address: 843 East 970 South Circle
 City/State/Zip: St. George, UT 84790
 Capacity: Grantor

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: 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. #: 17768/ 17768

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