



EXHIBIT A
TO
QUITCLAIM DEED

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

PARCEL 1:

All those parcels described as: That portion of the Southeast Quarter of the Southwest Quarter (SE ¼ of SW ¼) of Section 18, Township 2 South, Range 68 East, MDB&M, lying and being Easterly of the U.S. Highway No-93 right-of-way line.

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 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.
(Part of 012-210-11)

Those portions of the Northwest Quarter (NW¼) and the North Half of the Southwest Quarter (N½ of SW¼) of Section 19, Township 2 South, Range 68 East, MDB&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 and 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
(Part of 012-210-11 & 012-210-37)

Those portions of the East Half of the Southeast Quarter (E½ of SE¼) and the Southwest Quarter of the Southeast Quarter (SW¼ of SE¼) of Section 24, Township 2 South, Range 67 East, MDB&M, lying and being Easterly of the U.S. Highway No. 93 right of way.
(Part of 012-210-37)

Said parcels being more particularly described as follows:

Beginning at the Southeast Corner of Section 24, Township 2 South Range 67 East, MDB&M.; Thence South 89°43'11" West, along the Section line, a distance



of 1,918.73 feet, to a point on the Easterly right-of-way line of US Highway 93;
Thence

North 35°10'28" East, along said line, a distance of 1,975.44 feet; Thence North 38°21'11" East, along said line, a distance of 1,857.28 feet; Thence North 45°25'51" East, along said line, a distance of 1,073.00 feet; Thence North 26°54'11" East, along said line, a distance of 1,909.16 feet; Thence leaving said right-of-way line and running South 70°00'45" East, along an existing fence line and an extension thereof, a distance of 600.40 feet; Thence South 12°40'52" East, a distance of 199.89 feet; Thence South 01°13'40" East, a distance of 1,142.25 feet; Thence South 02°23'33" East, a distance of 37.08 feet; Thence South 02°07'56" East, a distance of 1,286.82 feet; Thence South 02°04'04" East, a distance of 1,360.04 feet; Thence North 89°25'28" West, a distance of 154.94 feet; Thence North 89°25'29" West, a distance of 2,572.55 feet; Thence South 00°09'43" West, a distance of 1,320.39 feet, to the Point of Beginning.

Containing: 237.72 acres, more or less.

PARCEL #2:

All of that parcel described as: Parcel Four (4) as shown by map thereof on file Map Plat Book C, Page 376 recorded 1/16/08 in the Office of the County Recorder, Lincoln County, Nevada.
(012-210-36)

Said parcel being more particularly described as follows:

Beginning at the South ¼ Corner of Section 24, Township 2 South, Range 67 East, MDB&M; Thence North 00°13'25" East, along the Center Section line, a distance of 1,321.59 feet to the Southwest Corner of the Northwest Quarter of the Southeast Quarter (NW ¼ SE ¼) said Section 24; Thence North 89°44'22" East, a distance of 1,319.56 feet, to the Southeast Corner of said Northwest Quarter of the Southeast Quarter (NW ¼ SE ¼) said Section 24; Thence North 00°14'21" East, along the East line of said Northwest Quarter Southeast Quarter (NW ¼ SE ¼), a distance of 212.20 feet; Thence South 54°50'22" East, a distance of 241.90 feet, to a point on the Westerly right-of-way line of US Highway 93; Thence South 35°10'26" West, along said line, a distance of 1,710.10 feet, to a point on the South line of said Section 24; Thence leaving said right-of-way line, and running South 89°43'11" West, along said Section line a distance of 538.24 feet, to the Point of Beginning.

Containing: 31.02 acres, more or less.

PARCEL #3:

All of that parcel described as: Parcel Two (2) as shown by map thereof on file Map Plat Book C, Page 376 recorded 1/16/08 in the Office of the County Recorder, Lincoln County, Nevada.
(012-210-34)



Said parcel being more particularly described as follows:

Commencing at the Northeast Corner of Section 24, Township 2 South, Range 67 East, MDB&M.; Thence South 89°43'22" West along the Section line a distance of 1315.10 feet, to the Northwest Corner of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) said Section 24; Thence South 00°13'59" West, along the West line of said Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼), a distance of 275.51 feet, to the Point of Beginning; Thence South 52°31'36" East, a distance of 1,330.55 feet; Thence South 25°30'35" West, a distance of 412.24 feet; Thence South 57°38'02" East, a distance of 833.75 feet, to a point in the Westerly right-of-way line of US Highway 93; Thence South 35°10'26" West, along said line, a distance of 1,306.07 feet; Thence leaving said right-of-way line and running North 68°34'22" West, a distance of 902.60 feet, to the Southeast Corner of the Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼) said Section 24; Thence North 00°14'04" East, along the East line of said Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼), a distance of 1,320.46 feet, to the Northeast Corner of said Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼); Thence North 00°14'54" East, a distance of 1,045.29 feet, to the Point of Beginning.

Containing: 57.42 acres, more or less.

PARCEL #4:

All of that parcel described as: Parcel One (1) as set forth in that certain Map filed in Book C of Parcel Maps, Page 101 of Official Records.
(Part of 012-100-14)

Said parcel being more particularly described as follows:

Beginning at the North ¼ Corner of Section 24, Township 2 South, Range 67 East, MDB&M.; Thence South 00°16'56" West, along the Center Section line, a distance of 1,320.78 feet, to the Southeast Corner of the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) of said Section 24 ; Thence South 00°18'07" West, along said Center Section line, a distance of 1,320.77 feet, to the Southeast Corner of the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of said Section 24; Thence South 89°27'22" West, along the Center Section line, a distance of 1,311.84 feet, to the Southwest Corner of said Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of said Section 24; Thence South 89°27'44" West, a distance of 360.52 feet, to the most easterly corner of that parcel as described as Parcel two (s) as set forth in that certain Map filed in Book C of Parcel Maps, Page 101 of Official Records; the following three (3) courses along the northerly and westerly lines of said parcel; Thence North 58°28'43" West, a distance of 301.43 feet; Thence South 89°27'43" West, a distance of 431.53 feet; Thence South 00°32'17" East, a distance of 160.00 feet, to a point on the Center Section line of said Section 24; Thence South 89°27'44" West, along said line, a distance of 264.11 feet, to the Southwest Corner of the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼) said Section 24; Thence North 00°17'11" East,



along the West Section line, a distance of 2643.68 feet to the Northwest Corner of said Section 24; Thence North 89°30'21" East, along the north line of said Section 24, a distance of 1311.84 feet to the Northwest Corner of the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼); Thence continuing North 89°30'21" East, along said North line, a distance of 1,311.84 feet, to the Point of Beginning.

Containing: 157.10 acres, more or less.



Recording requested By
 MESQUITE TITLE COMPANY

**State of Nevada
 Declaration of Value Form**

**Lincoln County - NV
 Leslie Boucher - Recorder**

Page 1 of 1 Fee: \$43.00
 Recorded By: LB RPTT:
 Book- 268 Page- 0635

1. **Assessor Parcel Number(s)**
 a) 012-210-11; 012-210-34;
 b) 012-210-36 ; 012-210-37 ;
 c) 102-100-14
 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	<u>Trans. tax paid on 12/22/11</u>

3. **Total Value/Sales Price of Property:** \$0.00
Deed in Lieu of Foreclosure Only(value of property): (0.00)

Transfer Tax Value per NRS 375.010, Section 2: \$0.00

Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**
 a. **Transfer Tax Exemption, per NRS 375.090, Section:** Exemption No. 03
 b. **Explain Reason for Exemption:** True Status
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: Turner Lincoln Ranch, LLC
 Address: By: Elwin Prince, Agt.
 City/State/Zip: 843 E. 970 S.
 Capacity: St. George, UT 84790
Grantor

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Farmland Reserve, Inc.
 Address: By: Elwin Prince, Agt.
 City/State/Zip: 139 East South Temple, Suite 600
 Capacity: Salt Lake City, UT, 84111-1103
Grantee

Company/Person Requesting Recording
 (REQUIRED IF NOT THE SELLER OR BUYER)
 Co. Mesquite Title Company Esc. #: 17766/ 17766
 Name: 840 Pinnacle Court #3, Mesquite, NV 89027
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)