



APN: 011-120-01

Mail Tax Statements to
Bryan Reed
802 Avenue E,
Ely, Nevada 89301
APN: Pt. of 011-120-01

RPTT = \$ 319.80

SPECIAL WARRANTY DEED

STATE OF NEVADA)
)
COUNTY OF LINCOLN)

KNOW ALL MEN BY THESE PRESENTS:

THAT WHIPPLE CATTLE COMPANY, INCORPORATED a Nevada corporation, of Hiko, Lincoln County, Nevada (the "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by REED, INC., a Nevada corporation, of Ely, White Pine County, Nevada (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto the Grantee herein all of the following described real property and improvements (the "Property") thereon in Lincoln County, Nevada, to-wit:

An approximate 2.12 acre tract of land which is to be added to Lot 5 of the ASH SPRINGS SUBDIVISION, as shown by map thereof on file in Book "A" of Maps, Page 74 of Official Records and located within the Northeast Quarter of the Northeast Quarter (NE ¼ of NE 1/4) of Section 1, Township 6 South, Range 60 East, Mount Diablo Base and Meridian, as shown by a Record Survey recorded February 15, 2012 in Book "D" of Maps at Page 52, of Official Records, more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes.



This conveyance is made SUBJECT TO, all and singular, all those matters set forth on Exhibit "B" attached hereto and incorporated herein for all purposes, but only to the extent that the same or currently valid and enforceable against the Property.

ALL WATER RIGHTS APPURTENANT TO THE PROPERTY ARE EXCLUDED FROM THIS CONVEYANCE AND SHALL REMAIN WITH GRANTOR. IN ADDITION, THE PROPERTY IS CONVEYED BY GRANTOR AND IS ACCEPTED BY GRANTEE "AS IS," WHERE IS," AND "WITH ALL FAULTS" WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, EXCEPT AS TO THE LIMITED WARRANTY OF TITLE. GRANTOR SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, AS TO MERCHANTABILITY, VALUE, QUANTITY, QUALITY, SUITABILITY, THE PRESENCE OF TOXIC OR HAZARDOUS SUBSTANCES, MATERIALS OR WASTES OR ANY ENVIRONMENTAL CONDITION CONCERNING THE PROPERTY. GRANTEE ACKNOWLEDGES THAT GRANTEE IS PURCHASING THE PROPERTY BASED SOLELY UPON ITS OWN INDEPENDENT INVESTIGATIONS AND FINDINGS AND NOT IN RELIANCE UPON ANY INFORMATION PROVIDED BY GRANTOR OR GRANTOR'S AGENTS OR CONTRACTORS. WITHOUT LIMITING THE FOREGOING, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS MADE NO AGREEMENT TO ALTER, REPAIR OR IMPROVE ANY OF THE PROPERTY AND MAKES NO REPRESENTATION REGARDING THE VALUE OR PROFITABILITY OF THE PROPERTY. GRANTEE RELEASES GRANTOR FROM ANY AND ALL CLAIMS (WETHER KNOWN OR UNKNOWN, AND WHETHER CONTINGENT OR LIQUIDATED) ARISING FROM OR RELATED TO ANY CONDITIONS (INCLUDING ALL ENVIRONMENTAL CONDITIONS) AFFECTING THE PROPERTY.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances lawfully accompanying it, by the Grantee and the Grantee's successors and assigns forever. Grantor binds itself and Grantor's successors and assigns to warrant and forever defend



all and singular the Property against every person lawfully claiming or to claim all or any part of the Property by, through, or under the Grantor, but not otherwise

EXECUTED this 7 day of June, 2012, to be effective as of June 7, 2012.

WHIPPLE CATTLE COMPANY, INCORPORATED
a Nevada corporation

By: [Signature]
Bret Whipple, President

THE STATE OF NEVADA)
)
COUNTY OF Clark)

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Bret Whipple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the President of Whipple Cattle Company, Incorporated, and that he is the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the instrument for the purposes and considerations expressed in it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 7th day of June 2012.



[Signature]
Notary Public in and for
The State of Nevada
My Commission Expires: 11-19-14

Upon completion of the recording, return to:
Bryan Reed
802 Avenue E,
Ely, Nevada 89301



EXHIBIT "A" Legal Description

A parcel of land which is to be added to Lot 5 of ASH SPRINGS SUBDIVISION, as shown by map thereof on file in Book "A" of Maps, Page 74 of Official Records and located within the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) of Section 1, Township 6 South, Range 60 East, Mount Diablo Base and Meridian, as shown by a Record of Survey recorded February 15, 2012 in Book "D" of Maps at Page 52, of Official Records, more particularly described as follows:

BEGINNING on the North line of said Section 1, at a point on the Westerly right-of-way line of U.S. Highway 93, from which the Northeast corner of said Section 1 bears South 89°05'22" East 369.62 feet;
Thence South 05°34'00" West 166.51 feet along said U.S. Highway 93 right-of-way to a PK nail with shiner stamped L S SMITH PLS 12751 and the Northeast corner of Lot 5 of said ASH SPRINGS SUBDIVISION;
Thence South 90°00'00" West 450.00 feet along the North line of said Lot 5 to the Northwest corner thereof;
Thence South 03°05'11" West 200.00 feet along the West line of said Lot 5 to the corner common to Lots 5 and 13, said ASH SPRINGS SUBDIVISION;
Thence South 90°00'00" West 42.00 feet;
Thence North 03°05'22" East 373.91 feet to the North line of said Section 1;
Thence South 89°05'22" East 498.85 feet to the Point of Beginning.

Assessor's Parcel Number: Pt. of 011-120-01



EXHIBIT "B"

1. Rights of parties in possession which a physical inspection might disclose.
2. Any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the Property might disclose.
3. Any and all restrictions, reservations, mineral leases, exceptions, covenants, conditions, easements, agreements, interests, liens, encumbrances, assessments, rights and all other matters, if any, relating to the above described property shown of record in the office of the County Clerk of Lincoln County, Nevada, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities.
4. All applications and permits to appropriate any of the public waters, certificates of appropriation, adjudicated or unadjudicated water rights and applications or permits to change the place of diversion, manner of use or place of use of water which are appurtenant to the Property shall be excluded from this conveyance and remain with Grantor.
5. Ad valorem taxes for the current year have been prorated as of the date hereof and Grantee has assumed payment thereof. In addition, if this sale or Grantee's use of the Property after the date hereof results in the assessment of additional taxes, penalties or interest ("Assessments") for periods prior to the date hereof, the Assessments will be the obligation of Grantee. Any change in use of the Property or denial of a special use valuation on the Property claimed by Grantor which results in Assessments (including any tax rollback relating to any agricultural or open space valuation or exemption) for periods prior to the date hereof, the Assessments will be the obligation of Grantee.
6. Reservations and provisions as contained in Patent from the United States of America or the State of Nevada.
7. Easements for the purpose shown below, of various dimensions, and rights incidental thereto as shown or as offered for dedication on the recorded map shown below.

Plat Map: ASH SPRINGS SUBDIVISION on file in Book A Plats, Page 74, File No. 45095 of Official Records.

Purpose: Easements for access, ingress, egress, public utilities, drainage and boundaries.

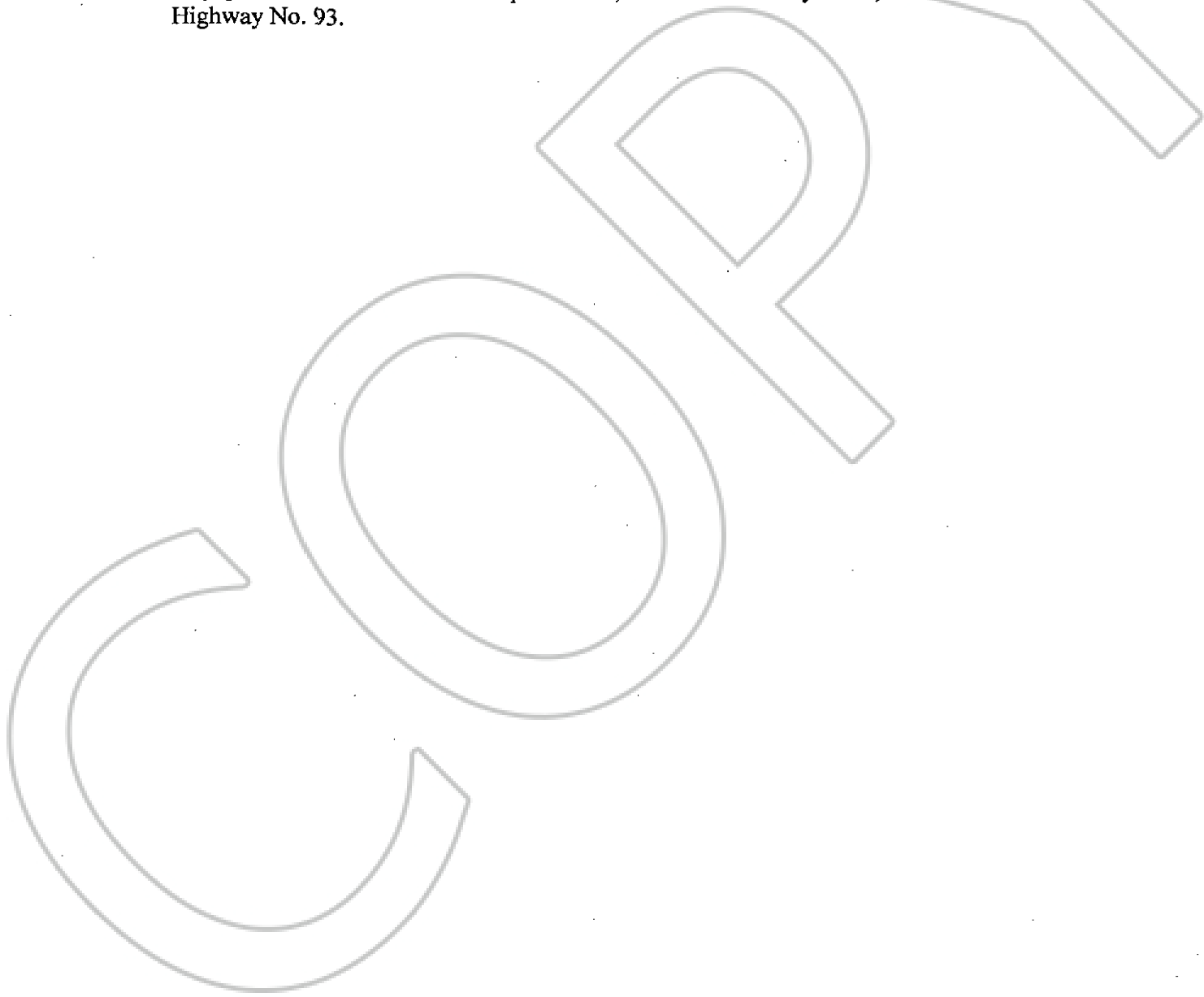


- 8. Matters contained in the dedication statement or elsewhere on the tract or parcel map shown below, which among other things provides:

Parcel Map: Recorded February 15, 2012 as Doc. No. 140546 in Book D of Plats, Page 52 of Official Records.

Provisions: Boundary lines, easement for utilities, drainage and access

- 9. Any possible controlled access provisions, as the same may exist, to and from U.S. Highway No. 93.



Recording requested By
MESQUITE TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$19.00
Recorded By: DP RPTT: \$312.00
Book- 272 Page- 0443

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)

- a) Pt. of 011-120-01
- 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: \$80,000.00

Deed in Lieu of Foreclosure Only (value of property): (0.00)

Transfer Tax Value per NRS 375.010, Section 2: \$80,000.00

Real Property Transfer Tax Due ~~\$319.80~~

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: Whipple Cattle Co.
By: Robert Sherratt, Agt.
Address: HCR 61 Box 27
City/State/Zip: Hiko, 89017
Capacity: Grantor

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Reed Inc., a Nevada Corporation
By: Robert Sherratt, Agt.
Address: 802 Avenue E
City/State/Zip: Ely, NV, 89301
Capacity: Grantee

Company/Person Requesting Recording

(REQUIRED IF NOT THE SELLER OR BUYER)

Co. Mesquite Title Company Esc. #: 17791/ 17791

Name: 840 Pinnacle Court #3, Mesquite, NV 89027

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