

Official Record

Recording requested By
MESQUITE TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$44.00 Page 1 of 6
RPTT: \$9,750.00 Recorded By: LB
Book- 277 Page- 0237

A.P. N.: 012-100-06; 012-110-19; 012-180-25; -26;
012-170-01; 012-190-08; 012-200-26;
012-210-10; -24 & 012-180-43

Escrow No.: 17980 / 17980

R.P.T.T.: \$9,750.00

WHEN RECORDED MAIL TAX

STATEMENTS AND DOCUMENTS TO:

C & L Farm and Cattle, LLC

PO Box 184

Enterprise, UT 84725



0142842

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Raymond Laird Whipple, Sr. and Dee Ann Whipple, individually and as Trustees of the Laird
Whipple, Sr. Family Trust, dated July 13, 2011

do(es) hereby GRANT, BARGAIN and SELL to
C & L Farm and Cattle, LLC, a Utah limited liability company

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

SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A"

TOGETHER WITH ALL APPURTENANT WATER RIGHTS THEREUNTO BELONGING

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 12, 2013

Laird Whipple, Sr. Family Trust

By: Raymond Laird Whipple, Sr., Trustee

By: Dee Ann Whipple, Trustee

State of Nevada }
County of Lincoln } ss:

On March 12, 2013
Before me, a Notary Public, personally appeared Raymond Laird Whipple, Sr. and Dee Ann Whipple
individually and as Trustees of the Laird Whipple, Sr. Family Trust
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: June 26, 2015

Alice C. Simkins
Notary Public



ALICE C. SIMKINS
NOTARY PUBLIC - STATE OF NEVADA
Lincoln County, Nevada
CERTIFICATE # 98 2305-11
APPT. EXP. JUNE 26, 2015



AFFIDAVIT OF IDENTITY - INDIVIDUAL

State of Nevada)

County of Clark)


Affiant, Jon Dixon, being first duly sworn on his/her oath, states

Print Name

that (s)he is familiar with Raymond Laird Whipple, Sr. and acknowledges that (s)he

is one in the same person as Raymond Laird Whipple, who is also known as


Laird Whipple, Sr. and Raymond L. Whipple.


Affiant Signature before Notary Public

This instrument was acknowledged before me on March 13, 2013

Date

by Angela Branco
Name of Person(s)


Signature of notarial officer



My commission expires:

6-10-15
Month, Day, Year

Notary Stamp



0142842

Book 277
Page 239

03/15/2013
Page 3 of 3

AFFIDAVIT OF IDENTITY - INDIVIDUAL

State of Nevada)
)
)
County of Clark)

Affiant, Jon Dixon, being first duly sworn on his/her oath, states
Print Name
that (s)he is familiar with Dee Ann Whipple and acknowledges that (s)he
is one in the same person as Dee Ann Whipple, who is also known as
_____ and _____

[Signature]
Affiant Signature before Notary Public

This instrument was acknowledged before me on March 13, 2013
Date
by Angela Branco
Name of Person(s)

[Signature]
Signature of notarial officer

My commission expires:
6-10-2015
Month, Day, Year



Notary Stamp



Escrow No: 17980

EXHIBIT "A" Legal Description

PARCEL 1:

That portion of the East Half of the Southeast Quarter (E1/2 of SE1/4) of Section 6; the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) of Section 7; the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section 8; and the West Half of the Southwest Quarter (W1/2 of SW1/4) of Section 5 all in Township 2 South, Range 68 East of the Mount Diablo Base & Meridian, Lincoln County, Nevada, more particularly described as follows:

Parcel One (1) as shown by that certain map thereof on file as Doc No. 101246, in Book A of Plats, Page 402 in the office of the Lincoln County Recorder.

PARCEL 2:

The following Parcel is situate within the Northeast Quarter of the Southeast Quarter (NE1/4 of SE1/4) and the Southeast Quarter of the Southeast Quarter (SE1/4 of SE1/4) of Section 7, Township 2 South, Range 68 East of M.D.B.&M.

Parcel One (1) as shown by a re-merger map thereof on file as Doc. No. 142139 in Book "D" of Maps, Page 75 of Official Records.

EXCEPTING THEREFROM all of the right-of-way of the Caliente and Pioche Branch of the Union Pacific Railroad that traverses said Southeast Quarter of the Southeast Quarter (SE1/4 of SE1/4) of said Section 7.

EXCEPTING THEREFROM all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid or gaseous form, and all steam and other forms of thermal energy on, in or under the above described land as reserved by the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day-Saints, a Utah corporation, Sole in Deed recorded July 25, 1985 as Doc. NO. 82978, in Book 66, Page 276 of Official Records.



PARCEL 3:

That portion of the Southeast Quarter (SE1/4) of Section 6, a portion of the Northeast Quarter (NE1/4) of Section 7, and a portion of the Northwest Quarter (NW1/4) of Section 8, all in Township 2 South, Range 68 East, M.D.B.&M., more particularly described as follows:

Revised Parcel 2A of that certain Record of Survey and Boundary Line Adjustment filed as Doc. No. 118412, in Book C of Plats, Page 440 in the office of the Lincoln County Recorder, more particularly described as follows:

BEGINNING at the Northeast corner of Parcel 2A, from which the Northeast corner of Section 7, Township 2 South, Range 68 East, M.D.B.&M. bears South 83°02'43" East, 599.74 feet;
Thence South 03°14'07" West, 597.51 feet;
Thence South 74°03'27" East, 847.05 feet;
Thence South 02°57'23" West, 163.63 feet;
Thence North 90°00'00" West, 173.92 feet;
Thence South 0°10'51" East, 200.00 feet;
Thence South 47°59'28" West, 267.50 feet;
Thence North 59°58'59" West, 282.78 feet;
Thence North 01°29'40" West, 294.63 feet;
Thence North 02°27'17" West, 70.42 feet;
Thence North 75°41'53" West, 180.72 feet;
Thence North 76°25'19" West, 21.03 feet;
Thence North 10°57'27" West, 49.63 feet;
Thence North 80°57'10" West, 83.37 feet;
Thence North 80°57'10" West, 140.15 feet (new boundary);
Thence North 35°40'07" West, 174.73 feet;
Thence North 00°00'34" East, 609.72 feet;
Thence South 87°00'07" East, 382.65 feet to the Point of Beginning.

(The above legal description was obtained from a document recorded August 10, 1999 as Doc. No. 113189, in Book 143, Page 243 of Official Records)

PARCEL 4:

A parcel of land situate within the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) of Section 8, Township 2 South, Range 68 East, M.D.B.&M., more particularly described as follows:

BEGINNING at a point, which is the true point of beginning, identified by a 5/8 rebar with a cap stamped L. SMITH, PLS 125, which point bears North 00°10'51" East, 163 feet to a Quarter Section corner common the Section 7 and 8 in said Township and Range, and marked by a 2 1/2 in pipe and cap by R.E.FONGER, PLS 4236. From the True Point of Beginning, South 89°41'32" East, a distance of 97.09 feet to a point on the West right-of-way line for U.S. Highway 93;
Thence along said right-of-way line on a curve with a radius of 3109.64 feet, a distance of 603.42 feet to a point;
Thence North 00°10'51" East, a distance of 594.81 feet to the True Point of Beginning.



PARCEL 5:

Those certain parcels of land situate in a portion of Section 19 and Section 20, Township 2 South, Range 68 East, M.D.B.&M., more particularly described as follows:

PARCEL A:

The Northwest Quarter of the Southeast Quarter (NW1/4 of SE1/4); and the Southwest Quarter of the Northeast Quarter SW1/4 of NE1/4) of Section 19, Township 2 South, Range 68 East, M.D.B.&M.

EXCEPTING THEREFROM that portion of land conveyed by a Deed recorded October 5, 2007 as Doc. No. 130021 in Book 236, Page, commonly described as Area D of that certain Amended Record of Survey and Boundary Line Adjustment map recorded March 5, 2008 as Doc. No. 131074 in Book C of Plats, Page 391 of Official Records.

PARCEL B:

The Northeast Quarter of the Southeast Quarter (NE1/4 of SE1/4) and the East Half of the Northeast Quarter (E1/2 of NE1/4) of Section 19; and the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4); the West Half of the Northwest Quarter (W1/2 of NW1/4); the Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4) of Section 20, Township 2 South, Range 68 East, M.D.B.&M.

PARCEL 6:

The Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4) and the Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) of Section 17, Township 2 South, Range 68 East, M.D.B.&M.

PARCEL 7:

The South Half of the South Half of the Southeast Quarter (S1/2 of S1/2 of the SE1/4 of Section 18, Township 2 South, Range 68 East, M.D.B.&M.

TOGETHER WITH that certain parcel of land conveyed by a Deed recorded March 5, 2008 as Doc. No. 131075 in Book 239, Page 583, commonly described as Area A of that certain Amended Record of Survey and Boundary Line Adjustment map recorded March 5, 2008 as Doc. No. 131075 in Book C of Plats, Page 391 of Official Records.

PARCEL 8:

The Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) of Section 19, Township 2 South, Range 68 East, M.D.B.&M.

TOGETHER WITH that certain parcel of land conveyed by a Deed recorded October 5, 2007 as Doc. No. 131075 in Book 239, Page 583, commonly known as Area B of that certain Amended Record of Survey and Boundary Line Adjustment map recorded March 5, 2008 as Doc. No. 131074 in Book C of Plats, Page 391 of Official Records.

EXCEPTING THEREFROM that certain parcel of land conveyed by a Deed recorded October 5, 2007 as Doc. No. 130021 in Book 236, Page 100, commonly described as Area C of that certain Amended Record of Survey and Boundary Line Adjustment map recorded March 5, 2008 as Doc. No. 131074 in Book C of Plats, Page 391 of Official Records.

Recording requested By
MESQUITE TITLE COMPANY

State of Nevada
Declaration of Value Form

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$44.00
Recorded By: LB RPTT: \$9,750.00
Book- 277 Page- 0237

1. Assessor Parcel Number(s)

- a) 012-100-06, 012-110-19
- b) 012-180-25, -26, 012-170-01
- c) 012-190-08, 012-200-26
- d) 012-200-10, -24, 012-180-43

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 | <i>Certificate of Trust on File</i> |

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: Laird Whipple, Sr. Family Trust
 By: Robert Sherratt, Agt.
 Address: 2953 Honey Lane
 City/State/Zip: Emmett, ID 83617
 Capacity: Grantor

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: C & L Farm and Cattle, LLC
 By: Robert Sherratt, Agt.
 Address: PO Box 184
 City/State/Zip: Enterprise, UT, 84725
 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. #: 17980/ 17980

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



Seller (Grantor) Information

Raymond Laird Whipple, Sr. and Dee Ann Whipple,
individually and as Trustees of the Laird Whipple, Sr.
Family Trust, dated July 13, 2011

