

A.P. N.: 014-010-06  
Escrow No.: 18105 / 18105  
R.P.T.T.: \$1,316.25  
MAIL TAX NOTICE TO:  
WHEN RECORDED MAIL TO:  
Richard L. Rankin, Meredith R. Rankin  
PO Box 458  
Alamo, NV 89008



**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Rebel Rock Ranch, LLC., a Nevada limited liability company

do(es) hereby GRANT, BARGAIN and SELL to  
Richard L. Rankin, a married man and Meredith R. Rankin, a widower, as joint tenants

SEE ATTACHED "EXHIBIT A" LEGAL DESCRIPTION  
SEE ATTACHED "EXHIBIT B" WATER RIGHT AND ALLOTMENT DESCRIPTIONS

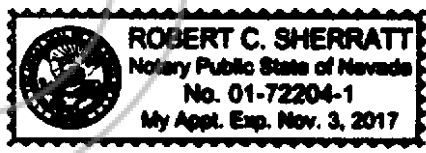
SUBJECT TO: 1. Taxes for the current fiscal year.  
2. Covenants, conditions, Restrictions, Reservations, rights of way and Easement now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, grazing rights and/or permits as may be discovered, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 2-5-14

Rebel Rock Ranch, LLC  
  
By: Michael C. North, Member

State of Nevada }  
County of Clark } ss:



On 2-5-14  
before me, a Notary Public, personally appeared Michael C. North, Member of  
**Rebel Rock Ranch, LLC**

personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons, executed the instrument.

WITNESS my hand and official seal.  
My Commission expires:



Escrow No: 18105

### EXHIBIT "A" Legal Description

PARCEL ONE (1):

**ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTHWESTERLY AND ALONG THE EXISTING RAIL AND ROAD RIGHT OF WAYS:**

**The West half of the Northwest Quarter (W1/2 of NW1/4) of Section 35, Township 5 South, Range 66 East, of the Mount Diablo Base and Meridian.**

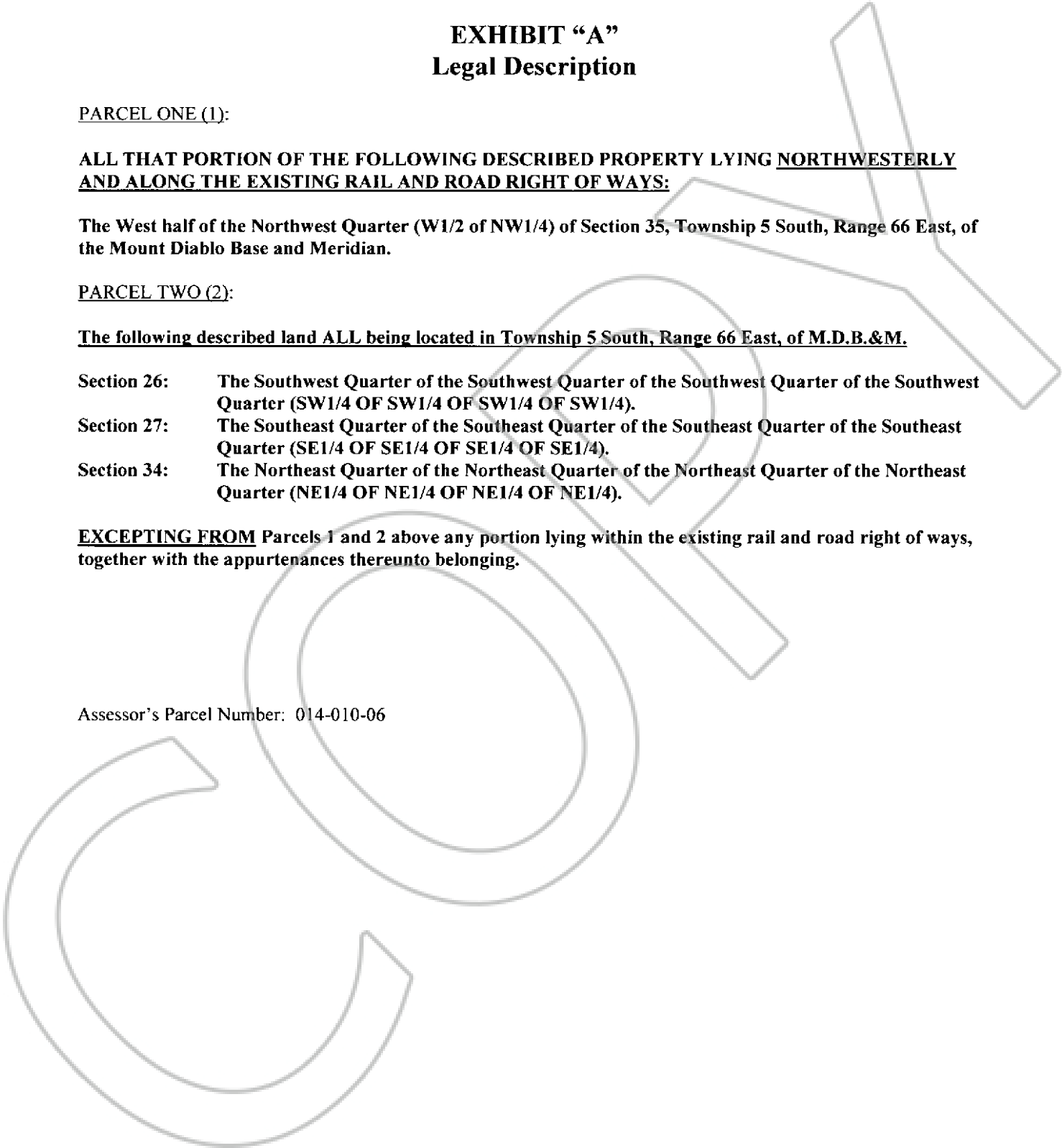
PARCEL TWO (2):

**The following described land ALL being located in Township 5 South, Range 66 East, of M.D.B.&M.**

- Section 26: The Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter (SW1/4 OF SW1/4 OF SW1/4 OF SW1/4).**
- Section 27: The Southeast Quarter of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter (SE1/4 OF SE1/4 OF SE1/4 OF SE1/4).**
- Section 34: The Northeast Quarter of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter (NE1/4 OF NE1/4 OF NE1/4 OF NE1/4).**

**EXCEPTING FROM Parcels 1 and 2 above any portion lying within the existing rail and road right of ways, together with the appurtenances thereunto belonging.**

Assessor's Parcel Number: 014-010-06





**EXHIBIT "B"**

**WATER RIGHTS AND GRAZING ALLOTMENTS**

Together with all appurtenant and proportional water rights in and to the following springs:

- KANE SPRING AND RESERVOIR**
- WIRE GRASS SPRING**
- BOULDER SPRING & PIPE LINE**
- LIVE OAK SPRING**
- CROW SPRING**
- SUNFLOWER SPRING**
- GRAPEVINE SPRING**
- ROCK SEEP SPRING**
- MUD SPRING**
- LOWER RIGGS SPRING**
- WILLOW SPRINGS**

**1 WELL SYSTEM AND 3 SEPTIC SYSTEMS**

Together with the following grazing allotments:

- MEADOW VALLEY – 01041**
- ASH FLAT – 21002**
- PENNSYLVANIA – 01056**
- RAINBOW – 11028**
- LOWER RIGGS – 01087**
- BOULDER SPRING - 21009**

Recording requested By  
 MESQUITE TITLE COMPANY

**State of Nevada  
 Declaration of Value**

**Lincoln County - NV**

**Leslie Boucher - Recorder**

Page 1 of 1 Fee: \$16.00  
 Recorded By: AE RPTT: \$1,316.25  
 Book- 285 Page- 0144

**1. Assessor Parcel Number(s)**

- a) 014-010-06
- 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. a. Total Value/Sales Price of Property: \$337,500.00
- b. Deed in Lieu of Foreclosure Only(value of property): ( 0.00 )
- c. Transfer Tax Value: \$337,500.00
- d. Real Property Transfer Tax Due \$1,316.25

**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: Rebel Rock Ranch, LLC  
 By: Robert Sherratt, Agt.  
 Address: 272 Sweet Spring Drive  
 City/State/Zip: Santa Clara, UT 84765  
 Capacity: Grantor

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)

Print Name: Richard & Meredith R. Rankin  
 By: Robert Sherratt, Agt.  
 Address: PO Box 458  
 City/State/Zip: Alamo, NV, 89008  
 Capacity: Grantee

**Company/Person Requesting Recording**

(REQUIRED IF NOT THE SELLER OR BUYER)

Co. Mesquite Title Company Esc. #: 18105/ 18105  
 Name: 840 Pinnacle Court #3, Mesquite, NV 89027

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