



0147789

A.P.N. No.:	002-042-04, 002-133-01, 002-133-02, 002-134-09, 002-280-07, 012-110-07, 012-120-06, and 012-120-21
R.P.T.T.	\$819.00
Escrow No.:	75054
<b>Recording Requested By:</b>	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
<b>When Recorded Mail To:</b>	
PANACA LAND & LIVESTOCK LLC	
P O Box 29502-43641	
Las Vegas, NV 89126-9502	

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **BEACON GROUP**, a Utah limited partnership for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **PANACA LAND & LIVESTOCK LLC**, a Wyoming limited liability company, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: April 28, 2015

**BEACON GROUP, A UTAH LIMITED PARTNERSHIP**

BY:

BEACON GROUP II, L.L.C., a Utah Limited Liability Company, Its Managing Partner

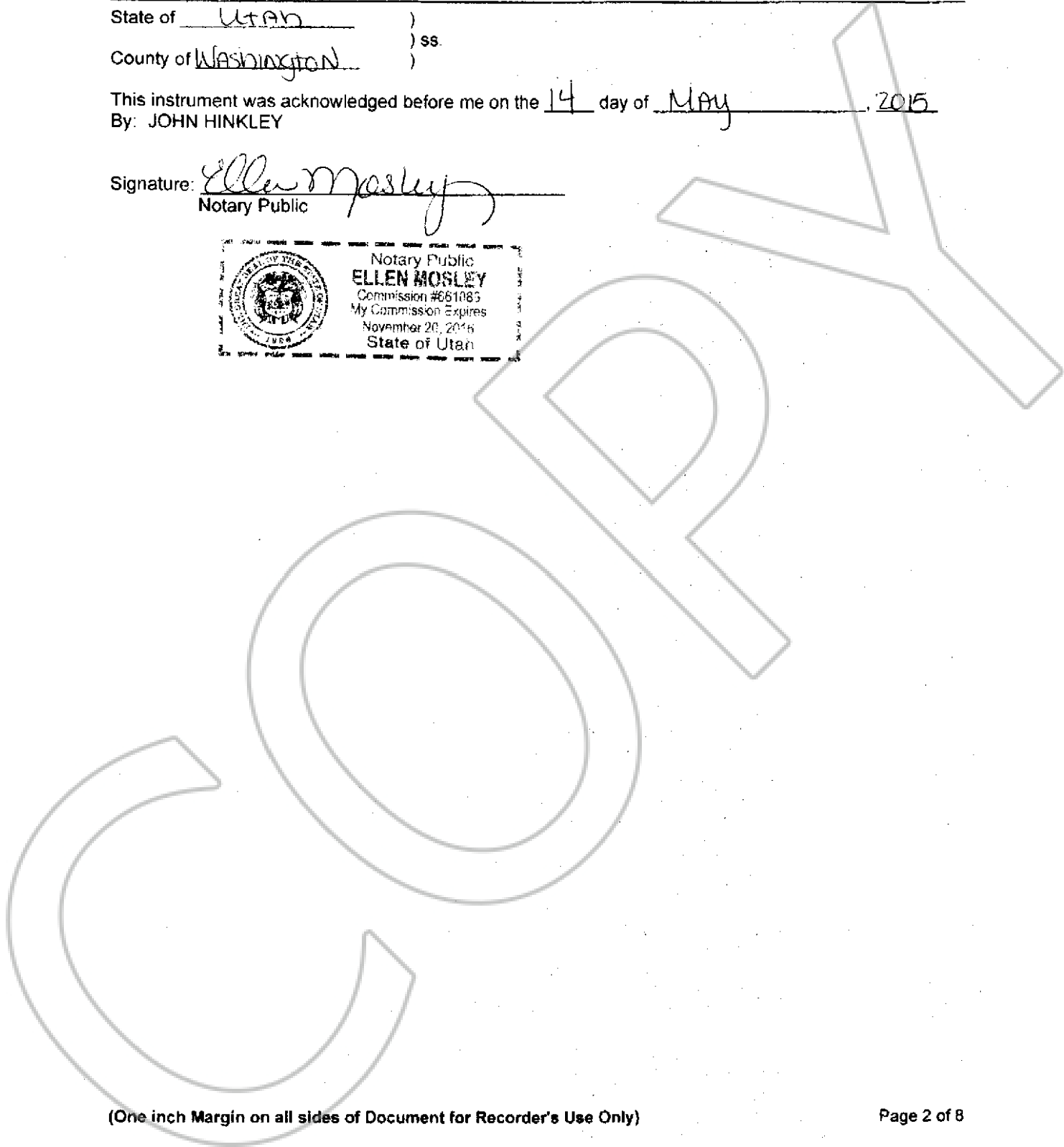
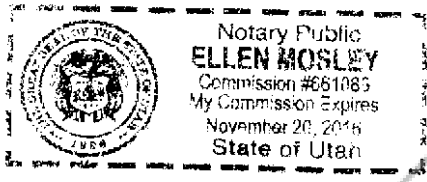
BY: *John Hinckley*  
JOHN HINCKLEY, Manager



State of Utah )  
County of Washington ) ss.

This instrument was acknowledged before me on the 14 day of May, 2015  
By: JOHN HINKLEY

Signature: Ellen Mosley  
Notary Public





## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 75054

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

### PARCEL ONE

That portion of Block 2 in the Town of Panaca, County of Lincoln, State of Nevada, as shown on the Official Map thereof, more particularly described as follows:

Parcel 1 of that certain Parcel Map recorded September 6, 2001 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 389 as File No. 116921, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 002-042-04

### PARCEL TWO

That certain lot situate in the Town of Panaca, County of Lincoln, State of Nevada, being a portion of Block 56, more particularly described as follows:

Lots 35 and 36 of that certain subdivision map entitled "First Phase Subdivision of Block 56" commonly referred to as the Hinckley Subdivision as shown on the map thereof recorded February 28, 1980 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 152 as File No. 67637, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 002-133-01

### PARCEL THREE

That certain lot situate in the Town of Panaca, County of Lincoln, State of Nevada, being a portion of Block 56, more particularly described as follows:

Lots 28, 29, 30, 31 and 32 of that certain subdivision map entitled "First Phase Subdivision of Block 56" commonly referred to as the Hinckley Subdivision as shown on the map thereof recorded February 28, 1980 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 152 as File No. 67637, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 002-133-02

PARCEL FOUR

That certain lot situate in the Town of Panaca, County of Lincoln, State of Nevada, being a portion of Block 56, more particularly described as follows:

Parcel 3 in Block 56 as shown on that certain Parcel Map recorded December 21, 2004 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 94 as File No. 123542, Lincoln County, Nevada Records.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 002-134-09

PARCEL FIVE

That portion of the Southwest Quarter of Section 4, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as follows:

Parcel A of that certain Parcel Map recorded May 22, 2000 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 308 as File No. 114549, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 002-280-07

PARCEL SIX

That portion of land situate in the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 5, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as follows:

That parcel of land commonly described as three (3) acres in the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of said Section 5 is more particularly described as follows:

The East 462 feet of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 5, Township 2 South, Range 68 East, M.D.B. & M.

Excepting therefrom that certain parcel of land conveyed in that certain Deed in favor of Mrs. Jessie Findlay, dated November 18, 1892 and recorded April 29, 1943 in Book F-1 of Real Estate Deeds, page 373 as File No. 18004, Lincoln County, Nevada records, designated as Lot 1, and described as follows:

Beginning at the Northeast corner of the Southeast Quarter (SE1/4) of Section 5 and running West on the Quarter Line 28 rods; thence South 38-1/2 rods; thence East 28 rods; thence North 38-1/2 rods to place of beginning.

Further excepting therefrom that certain parcel of land conveyed in that certain Deed in favor of Victor Cottino and Agnes Cottino, dated April 22, 1952 and recorded May 10, 1952 in Book J-1 of Real Estate Deeds, page 219 as File No. 27332, Lincoln County, Nevada records, designated as a parcel of land situate in Panaca Township, Lincoln County, Nevada, and described as follows:



Commencing at the Southeast corner of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 5, Township 2 South, Range 68 East, and running West 462 feet; thence North 350 feet; thence North 73°20' East, 905.9 feet; thence South 63°25' East, 200 feet; thence North 68°50' East, 256 feet; thence South 612.7 feet; thence West 823 feet to the place of beginning.

The above legal description is a metes and bounds description and was obtained from a Deed, recorded April 29, 1943 in Book F-1 of Real Estate Deeds, page 373 as File No. 18004; May 10, 1952 in Book J-1 of Real Estate Deeds, page 219 as File No. 27332; and November 19, 1984 in Book 63 of Official Records, page 28, as File No. 81544, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 012-110-07

PARCEL SEVEN

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

**Parcel A:** Commencing 24 rods North of the Southwest corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 4, Township 2 South, Range 68 East, M.D.B. & M., and running thence East 40 rods; thence South 12.5 rods; thence East 41 rods, more or less, to the Quarter Quarter Section Line; thence South 11.5 rods to the Southeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); thence East 80 rods to the Quarter Section Line; thence South 13 rods; thence West 121 rods, more or less, to a point 40 rods East of the Section Line; thence North 1 rod; thence West 40 rods; thence North 36 rods to beginning.

**Parcel B:** Commencing 14 rods South and 18.5 rods East of the Northwest corner of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 4, Township 2 South, Range 68 East, M.D.B. & M., and running thence South 32 rods to the canal; thence Northeast along the line of said canal 37.5 rods; thence North 9 rods; thence West 37.5 rods to the place of beginning.

The above legal description is a metes and bounds description and was obtained from a Deed, recorded November 19, 1984 in Book 63 of Official Records, page 28, as File No. 81544, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 012-120-06

PARCEL EIGHT

That parcel of land situate within the North Half (N1/2) of the Southwest Quarter (SW1/4) of Section 4, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as follows:

That parcel of land commonly described as the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section 4, except the North 9 acres being the North 197 feet (31 acres); 15 acres in the East Half (E1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section 4;



and 5 acres in the West Half (W1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section 4.

**Excepting therefrom** that portion of land conveyed by Deed in favor of Dean P. and Florence W. Thiriot Family Trust, dated April 2, 2012 and recorded April 9, 2012 in Book 270 of Official Records, page 694 as File No. 141037, Lincoln County, Nevada records.

**Excepting therefrom** any portion of said land existing within that parcel of land delineated on that certain Boundary Line Adjustment Record of Survey Map for Grayce H. McBride and Dan J. and Connie Simkins recorded March 13, 1991 in Book A of Plats, page 335 as File No. 95982, Lincoln County, Nevada records.

**Excepting therefrom** any portion of said land existing within that parcel of land delineated on that certain Record of Survey Map for Dan J. and Alice C. Simkins recorded February 9, 2006 in Book C of Plats, page 169 as File No. 125925, Lincoln County, Nevada records.

**Excepting therefrom** any portion of said land existing within that parcel of land delineated on that certain Record of Survey Map for Stanley J. and Beverly R. Gaffin recorded April 24, 1991 in Book A of Plats, page 339 as File No. 96527, Lincoln County, Nevada records.

**Excepting therefrom** that certain parcel of land conveyed in that certain Deed in favor of Mrs. Jessie Findlay, dated November 18, 1892 and recorded April 29, 1943 in Book F-1 of Real Estate Deeds, page 373 as File No. 18004, Lincoln County, Nevada records, designated as Lot 2, and described as follows:

Beginning at a point on Section Line 38-1/2 rods South of the Northwest corner of the Southwest Quarter (SW1/4) of Section 4; thence 18-1/2 rods East; thence North 111 rods; thence West 18-1/2 rods to Section Line; thence South 111 rods to place of beginning.

**Excepting therefrom** any portion of said land existing within that parcel of land conveyed by that certain Deed in favor of Waldo J. Simkins and Laura M. Simkins, dated April 17, 1946 and recorded August 25, 1949 in Book H-1 of Real Estate Deeds, page 391 as File No. 25117, Lincoln County, Nevada records.

**That portion of this parcel** existing within the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and the East Half (E1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section 4 is delineated on that certain Record of Survey, Boundary Line Adjustment for Dean P. Thiriot and Florence W. Thiriot Family Trust, together with Beacon Group, recorded April 11, 2012 in Book D of Plats, page 57 as File No. 141052, Lincoln County, Nevada records.

The above legal description is a metes and bounds description and was obtained from a Deed, recorded April 29, 1943 in Book F-1 of Real Estate Deeds, page 373 as File No. 18004; and November 19, 1984 in Book 63 Official Records, page 28, as File No. 81544, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 012-120-21

Recording requested By  
 COW COUNTY TITLE

Lincoln County - NV  
 Leslie Boucher - Recorder

Page 1 of 1 Fee: \$19.00  
 Recorded By: HB RPTT: \$819.00  
 Book- 296 Page- 0232

**STATE OF NEVADA  
 DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
  - a) 002-042-04; 002-280-07
  - b) 002-133-01; 012-110-07
  - c) 002-133-02; 012-120-06
  - d) 002-134-09; 012-120-21
2. Type of Property:
  - a)  Vacant Land
  - b)  Single Fam. Res.
  - c)  Condo/Twnhse
  - d)  2-4 Plex
  - e)  Apt.Bldg
  - f)  Comm'l/Ind'l
  - g)  Agricultural
  - h)  Mobile Home
  - i)  Other

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property 210,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) \_\_\_\_\_  
 Transfer Tax Value: \$210,000.00  
 Real Property Transfer Tax Due: \$819.00
4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
  - b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest Percentage being transferred: \_\_\_\_\_ %  
 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 that 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 *Leslie Boucher* Capacity *Recorder*  
 BEACON GROUP, a Utah limited partnership

Signature \_\_\_\_\_ Capacity \_\_\_\_\_  
 PANACA LAND & LIVESTOCK LLC, a Wyoming limited liability company

**SELLER (GRANTOR) INFORMATION  
 (REQUIRED)**

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

Print Name: BEACON GROUP, a Utah limited partnership  
 Address: 2573 Beacon Drive  
 City: Salt Lake City  
 State: UT Zip: 84108

Print Name: PANACA LAND & LIVESTOCK LLC, a Wyoming limited liability company  
 Address: P O Box 29502-43641  
 City: Las Vegas  
 State: NV Zip: 89126-9502

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Cow County Title Co. Escrow #: 75054  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043