

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$47.00 Page 1 of 9

RPTT: \$15,600.00 Recorded By: AE

Book- 301 Page- 0461

APNs: 11-040-01 & 11-100-16

After recording, return to:
Corporation of the Presiding
Bishop of the Church of Jesus
Christ of Latter-day Saints
79 South Main Street, Suite 1000
Salt Lake City, Utah 84111

Tax statements to be sent to:
Corporation of the Presiding Bishop
Re: Property No. 519-5268
c/o Tax Division
PO Box 511196
Salt Lake City, UT 84151-1196

Escrow #76437

*Space above for recorder's use***GRANT BARGAIN AND SALE DEED**

THIS INDENTURE, made this 14th day of March, 2016 by and between NEVADA ROCK AND SAND CO., a Nevada corporation ("Grantor") and CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole ("Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), to it in hand paid by the Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Grantee, and to its heirs, successors and assigns forever, all that certain lot, parcel and piece of land situate, lying and being in the County of Lincoln, State of Nevada, and more particularly described on Exhibit A, attached hereto.

SUBJECT TO all taxes and assessments for the current fiscal year not then delinquent and those items shown on Exhibit B, attached hereto (the "Permitted Exceptions"), and incorporated herein by this reference.

TOGETHER WITH the tenements, hereditaments and appurtenances belonging to such property, and the reversion and reversions, remainder and remainders, rents, issues and profits of such property and all of Grantor's interest in and to oil, gas, geothermal, and mineral rights.

TOGETHER WITH any and all wells and well permits, and all water rights appurtenant to or relating to said real property described on Exhibit A, whether surface or groundwater, certificated or not certificated and all pending applications including specifically, but not limited to the water rights described on Exhibit C, attached hereto and incorporated herein by this reference.



0148978



TOGETHER WITH all of Grantor's interest in and to any land lying in the bed of any body of water, waterway or public street, public road or public avenue in front of or adjoining the land, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the Grantor, of, in, or to the same or any part thereof.

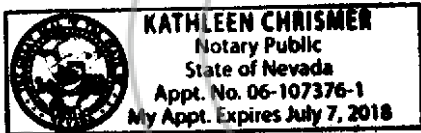
IN WITNESS WHEREOF we have hereunto set our hands this 14th day of March, 2016.

NEVADA ROCK AND SAND CO.,
a Nevada corporation

By: [Signature]
Name: DAN H. STEWART
Title: TREASURER

STATE OF NEVADA)
 Clark)
COUNTY OF LINCOLN)

On this 14th day of March, 2016, personally appeared before me Dan H. Stewart, known to me to be the Treasurer of NEVADA ROCK AND SAND CO., a Nevada corporation, who duly acknowledged that he/she signed the foregoing instrument as the Treasurer of NEVADA ROCK AND SAND CO., a Nevada corporation and that the seal impressed on the within instrument is the seal of said Company, and the said signer acknowledged to me that said Company executed the same.



[Signature]
NOTARY PUBLIC

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EXHIBIT A
(to Grant Bargain and Sale Deed)

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

PARCEL 1:

TOWNSHIP 3 SOUTH, RANGE 62 EAST, M.D.B. & M.

Section 25: Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2015 - 2016: 011-040-01

PARCEL 2:

TOWNSHIP 5 SOUTH, RANGE 60 EAST, M.D.B. & M.

Section 10: East Half (E1/2) of the Southeast Quarter (SE1/4)

Section 11: Southwest Quarter (SW1/4)

Section 14: Northwest Quarter (NW1/4); West Half (W1/2) of the Northeast Quarter (NE1/4); North Half (N1/2) of the Southeast Quarter (SE1/4); Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4); and the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4)

Section 15: Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4)

SAVING AND EXCEPTING from the above described property those portions conveyed to the State of Nevada for Highway purposes by Deeds recorded March 28, 1935 in Book D-1 of Real Estate Deeds, page 451 as File No. 10027; March 25, 1948 in Book H-1 of Real Estate Deeds, pages 208 and 209 as File Nos. 23763 and 23764; January 9, 1956 in Book K-1 of Real Estate Deeds, page 344 as File No. 32928; and June 2, 1975 in Book 14 of Official Records, page 418 as File No. 56784, Lincoln County, Nevada records.

Said land is now described as Parcel 1 of that certain Parcel Map recorded January 13, 2014 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 114 as File No. 144799, Lincoln County, Nevada records.

EXCEPTING from the above described property those portions conveyed to Farmland Reserve, Inc., a Utah Non-profit Corporation by Warranty Deed dated August 26, 2014 and recorded September 15, 2014 in Book 290 of Official Records, page 320 as File No. 146243, Lincoln County, Nevada records.

FURTHER EXCEPTING from the above described property that portion designated and described as the Boundary Line Adjustment Area on that certain Boundary Line Adjustment Record of Survey dated February 4, 2016, recorded February 4, 2016 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 191 as File No. 148827; together with the Certificate of Amendment recorded February 17, 2016 in Book D of Plats, page 193 as File No. 148893, Lincoln County, Nevada records.

Said Parcel 2 is also described as follows:

Beginning at the Southwest 1/16 Corner of Section 14, Township 5 South, Range 60 East, M.D.B. & M., marked with a #5 Rebar and an 2-1/2 inch Aluminum Cap stamped with corner identification and L Smith PLS 12751;

Thence North 89°46'41" West, along the East-West 1/16 line of the Southwest Quarter (SW1/4) of Section 14, a distance of 1344.60 feet to the South 1/16 Corner of Section 14/15 marked with a #5 Rebar and an 2-1/2 inch Aluminum Cap stamped with corner identification and L Smith PLS 12751;



Thence North $00^{\circ}20'15''$ East, a distance of 1286.96 feet along the West Section line of Section 14 to the Quarter Corner of Section 14/15 marked with a R/C stamped N E Meyer 1871 found in a stone mound;

Thence North $00^{\circ}00'08''$ West continuing along said Section line a distance of 1305.65 feet to the North 1/16 Corner of Section 14/15 marked with a #5 Rebar and an 2-1/2 inch Aluminum Cap stamped with corner identification and L Smith PLS 12751;

Thence South $88^{\circ}31'17''$ West along the East-West 1/16 line of the Northeast Quarter (NE1/4) of Section 15 a distance of 1326.78 feet to the Northeast 1/16 Corner of Section 15 marked with a #5 Rebar and an 2-1/2 inch Aluminum Cap stamped with corner identification and L Smith PLS 12751;

Thence North $00^{\circ}02'22''$ West along the North-South 1/16 line of the Northeast Quarter (NE1/4) of Section 15 a distance of 1311.15 feet to the East 1/16 Corner of Section 10/15 marked with a #5 Rebar and an 2-1/2 inch Aluminum Cap stamped with corner identification and L Smith PLS 12751;

Thence North $00^{\circ}00'11''$ West along the North-South 1/16 line of the Southeast Quarter of Section 10 a distance of 1313.63 feet to the Southeast 1/16 Corner of Section 10 marked with a #5 Rebar and an 2-1/2 inch Aluminum Cap stamped with corner identification and L Smith PLS 12751;

Thence North $00^{\circ}00'11''$ West continuing along said 1/16 line a distance of 1313.63 feet to the Center East 1/16 Corner of Section 10 which was not set but bears North $04^{\circ}24'25''$ West 1.08 feet to a #5 Rebar and a 1-1/4 inch Plastic Cap stamped L Smith PLS 12751;

Thence North $89^{\circ}26'55''$ East along the East Quarter line of Section 10 a distance of 1328.65 feet to the Quarter corner of Section 10/11 which lies in a stream and was not found;

Thence North $89^{\circ}38'15''$ East along the West Quarter line of Section 11 a distance of 1324.93 feet to the Center West 1/16 Corner of Section 11 which was not set but bears North $51^{\circ}28'45''$ West 2.36 feet to a #5 Rebar and a 1-1/4 inch Plastic Cap stamped L Smith PLS 12751;

Thence North $89^{\circ}38'15''$ East along said Quarter line a distance of 1324.93 feet to the Center Quarter Corner of Section 11 marked #5 Rebar and an 2-1/2 inch Aluminum Cap stamped with corner identification and L Smith PLS 12751;

Thence South $00^{\circ}05'28''$ West along the South Quarter line of Section 11 a distance of 1303.56 feet to the Center South 1/16 Corner of Section 11 marked with a #5 Rebar and an 2-1/2 inch Aluminum Cap stamped with corner identification and L Smith PLS 12751;

Thence South $00^{\circ}05'28''$ West continuing along said Quarter line a distance of 1303.56 feet to Quarter corner of Section 11/14 marked with a #5 Rebar and a 1-1/4 inch Plastic Cap stamped L Smith PLS 12751;

Thence North $89^{\circ}31'59''$ East along the North Section line of Section 14 a distance of 1323.60 feet to the East 1/16 corner of Section 11/14 marked with a #5 Rebar and an 2-1/2 inch Aluminum Cap stamped with corner identification and L Smith PLS 12751;

Thence South $00^{\circ}30'17''$ East along the North-South 1/16 line of the Northwest Quarter (NW1/4) of Section 14 a distance of 1301.06 feet to the Northeast 1/16 Corner of Section 14 marked with a #5 Rebar and an 2-1/2 inch Aluminum Cap stamped with corner identification and L Smith PLS 12751;

Thence South $00^{\circ}30'17''$ East along said 1/16 line a distance of 1301.06 feet to the Center East 1/16 Corner of Section 14 marked with a #5 Rebar and an 2-1/2 inch Aluminum Cap stamped with corner identification and L Smith PLS 12751;

Thence North $89^{\circ}24'41''$ East along the East Quarter line of Section 14 a distance of 1323.49 feet to the Quarter corner of Section 14/13 marked with a R/Cap stamped N E Meyer 1871 found in a stone mound with a stone marked 1/4 in the mound;

Thence South $01^{\circ}47'18''$ East along the Section line between Section 14/13 a distance of 1363.19 feet to the South 1/16 Corner of Section 14/13 marked with a #5 Rebar and an 2-1/2 inch Aluminum Cap stamped with corner identification and L Smith PLS 12751;

Thence North $89^{\circ}46'28''$ West along the East-West 1/16 line of the Southeast Quarter of Section 14 a distance of 730.68 feet to a #5 Rebar and a 1-1/4 inch Plastic Cap stamped L Smith PLS 12751 on the Westerly Right of Way of Highway 93 and an existing fence;

Thence North $23^{\circ}31'49''$ West along said Right of Way and fence a distance of 44.65 feet to a #5 Rebar and a 1-1/4 inch Plastic Cap stamped L Smith PLS 12751;

Thence North $71^{\circ}43'03''$ West leaving the Right of Way but continuing along said fence a distance of 71.44 feet to a #5 Rebar and a 1-1/4 inch Plastic Cap stamped L Smith PLS 12751 and joining the Stewart Bros Road south fence line;



Thence South 89°44'14" West along said south fence line a distance of 1925.56 feet to a #5 Rebar and a 1-1/4 inch Plastic Cap stamped L Smith PLS 12751;

Thence South 89°48'05" West continuing along said fence line a distance of 930.97 feet to the end of said fence and to a #5 Rebar and a 1-1/4 inch Plastic Cap stamped L Smith PLS 12751;

Thence North 50°51'46" West a distance of 156.48 feet to a #5 Rebar and a 1-1/4 inch Plastic Cap stamped L Smith PLS 12751;

Thence South 87°29'18" West a distance of 228.47 feet to the North-South 1/16 line of the Southwest Quarter of Section 14 and to a #5 Rebar and a 1-1/4 inch Plastic Cap stamped L Smith PLS 12751;

Thence South 00°05'27" East along said 1/16 line a distance of 127.17 feet to the point of beginning.

The above legal description was obtained from a Boundary Line Adjustment Record of Survey, recorded February 4, 2016 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 191 as File No. 148827; together with the Certificate of Amendment recorded February 17, 2016 in Book D of Plats, page 193 as File No. 148893, Lincoln County, Nevada records.

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

ASSESSOR'S PARCEL NUMBER FOR 2015 - 2016: 011-100-16





EXHIBIT B
(to Grant Bargain and Sale Deed)

1. An application for an Agricultural Use Assessment to the County of Lincoln, State of Nevada, through its Assessor's Office by Nevada Rock & Sand dba Stewart Brothers, which provides that said land shall not be used for any purpose except agricultural use, according to the terms, conditions, and provisions contained therein, recorded June 2, 2000 in Book 148 of Official Records, page 353 as File No. 114618, Lincoln County, Nevada records.
2. Existing rights in use or of record in favor of the public or third parties for highways, roads, railroads, pipelines, telephone, telegraph and electrical transmission lines, canals, laterals and drains.
Rights in favor of third parties including incidental rights as shown on the Bureau of Land Management Master Title Plat for the following:
 - 1) Right of way designated as N74959, 5 feet in width
 - 2) Right of way designated as CC018441, 200 feet in width
 - 3) Wilderness Boundary Line pursuant to the Lincoln County Conservation, Recreation and Development Act of 2004, Public Law 108-424
3. Reservations contained in the Patents from the State of Nevada, as follows:
Patent No. 1440, recorded March 12, 1883 in Book C-2 of Miscellaneous, Page 269, Lincoln County, Nevada Records;
Affects the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); South Half (S1/2) of the Northwest Quarter (NW1/4); North Half (N1/2) of the Southwest Quarter (SW1/4); and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), Section 14, Township 5 South, Range 60 East
Patent No. 1627, recorded September 8, 1922 in Book B-1 of Real Estate Deeds, page 475 as File No. 1588, Lincoln County, Nevada records;
Affects the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 10; and the West Half of (W1/2) of the Southwest Quarter (SW1/4) of Section 11; in Township 5 South, Range 60 East
4. Reservations contained in the Patents from the State of Nevada, as follows:
Patent No. 3059, recorded April 20, 1891 in Book D of Miscellaneous, page 18, Lincoln County, Nevada records;
Affects the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 14; and the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 15, in Township 5 South, Range 60 East
Patent No. 3347, recorded February 23, 1894 in Book D of Miscellaneous, page 207, Lincoln County, Nevada records;
Affects the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4), Section 25, Township 3 South, Range 62 East
Which contains the following: "Provided that all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in said tract, are hereby expressly reserved."



5. Reservations contained in the Patents from the United States of America, as follows:
Patent No. 11996, recorded December 14, 1905 in Book G of Miscellaneous, page 100 as File No. 1706, Lincoln County, Nevada records;
Affects the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 14, Township 5 South, Range 60 East
Patent No. 1197, recorded December 14, 1905 in Book G of Miscellaneous, page 101 as File No. 1707, Lincoln County, Nevada Records;
Affects the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 14, Township 5 South, Range 60 East
Patent No. 12682, recorded December 14, 1905 in Book G of Miscellaneous, page 102 as File No. 1711, Lincoln County, Nevada records;
Affects the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 14, Township 5 South, Range 60 East
Which contains the following: "And there is reserved, from the lands hereby granted, a right of way thereon for ditches and canals constructed by authority of the United States".
6. Reservations contained in Patent No. 5695 from the State of Nevada, recorded July 5, 1906 in Book W of Deeds, page 245 as File No. 4603, Lincoln County, Nevada records, reading as follows:
"Provided that all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in said tract, and also a right of way for ditches, tunnels, and telephone and transmission lines constructed by the authority of the United States are hereby expressly reserved".
Affects the East Half (E1/2) of the Northwest Quarter (NW1/4) and the East Half (E1/2) of the Southwest Quarter (SW1/4) of Section 11, Township 5 South, Range 60 East; With other property
7. An easement and right of way, including incidental rights, matters and interest, existing or which may arise from US Highway 93 and Nevada State Highway 318 traversing across portions of said land as granted or conveyed by the following Deeds recorded in the Official Records of Lincoln County, Nevada:
 - 1) Deed recorded March 28, 1935 in Book D-1 of Real Estate Deeds, page 451 as File No. 10027
 - 2) Deed recorded March 25, 1948 in Book H-1 of Real Estate Deeds, pages 208 and 209 as File Nos. 23763 and 23764
 - 3) Deed recorded January 9, 1956 in Book K-1 of Real Estate Deeds, page 344 as File No. 32928
 - 4) An Agreement recorded June 2, 1972 in Book 4 of Official Records, page 286 as File No. 51650
 - 5) Deed recorded June 2, 1975 in Book 14 of Official Records, page 418 as File No. 56784

8. An Easement for either or both pole lines, conduits and incidental purposes as set forth in an instrument
Recorded: August 3, 1976 in Book 17 of Official Records, page 644 as File No. 58361, Lincoln County, Nevada records
Over: A strip of land 25 feet in width in a portion of Section 10, Township 5 South, Range 60 East
9. An Easement as set forth in an instrument
Recorded: March 6, 1991 in Book 94 of Official Records, page 557 as File No. 95955, Lincoln County, Nevada Records
In Favor of: ALAMO POWER DISTRICT #3 and LINCOLN COUNTY POWER DISTRICT #1
For: A right of way to construct, operate and maintain feeder tap lines necessary for the operation of the electrical distribution substation located near Crystal Springs, Nevada
10. Matter, easements and rights of way affecting said land as may be shown, contained and granted in the following Surveys recorded in the Official Records of Lincoln County, Nevada:
- 1) Record of Survey recorded July 11, 2006 in Book C of Plats, page 236 as File No. 126843
 - 2) Record of Survey recorded July 27, 2012 in Book D of Plats, page 61 as File No. 141748
 - 3) Record of Survey recorded July 27, 2012 in Book D of Plats, page 62 as File No. 141749
 - 4) Record of Survey recorded September 12, 2012 in Book D of Plats, page 67 as File No. 141959
 - 5) A Boundary Line Adjustment Record of Survey recorded August 20, 2014 in Book D of Plats, page 114 as File No. 144799
 - 6) A Boundary Line Adjustment Record of Survey recorded August 20, 2014 in Book D of Plats, page 125 as File No. 146115
 - 7) A Boundary Line Adjustment Record of Survey recorded February 4, 2016 in Book D of Plats, page 191 as File No. 148827, together with the Certificate of Amendment recorded February 17, 2016 in Book D of Plats, page 193 as File No. 148893



EXHIBIT C
(to Grant Bargain and Sale Deed)

All Water Rights appurtenant to the Land including but not limited to the Water Rights listed below:

Nevada Water Right Application/Proof Nos.	Certificate Nos. or Status
#4632	704
#6576	1500
#10088	2622
#14510	3938
#V01449	Vested
#V01794 ¹	Decreed

¹ EXCEPTING THEREFROM unto Grantor any and all water and water rights in the SE ¼ SW ¼ of Section 14, T. 5 S., R. 60 E., M.D.M., being 40.0 acre feet appurtenant to 20.0 acres of diversified pasture.

STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$47.00
Recorded By: AE RPTT: \$15,600.00
Book- 301 Page- 0461

1. Assessor Parcel Number(s)

- a) 11-100-16
- b) 11-040-01
- c) _____
- d) _____

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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property

\$ 4,000,000
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 4,000,000
 Real Property Transfer Tax Due \$ 15,600

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.

Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints
Signature _____ Capacity Authorized Agent

Signature [Signature] Capacity NRS TREASURER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Nevada Rock and Sand Co.
Address: P.O. Box 777400
City: Henderson
State: Nevada Zip: 89077

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Corporation of the Presiding Bishop of the Church of
Address: 79 South main Street, Suite 1000 Jesus Christ of
City: Salt Lake City Latter-day Saints
State: Utah Zip: 84111

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

Print Name: COW COUNTY TITLE CO. Escrow #: 76437
Address: 761 S. RAINDANCE DRIVE
City: PAHRUMP State: NV Zip: 89048