

A.P.N.: 005-151-01
R.P.T.T.: ~~\$7,380.00~~ 7,020.00
KL

Escrow No.: 16-07-0747-RMT

Mail tax bill to and when recorded mail to:
CastleBom Wagyu & Wapiti LLC, a Nevada
limited liability company
7495 W. Azure Drive, Suite 120
Las Vegas, NV 89130



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **White Rock Mountain Ranch, L.C., a Utah limited liability company**, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **CastleBom Wagyu & Wapiti LLC, a Nevada limited liability company**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

COMMONLY KNOWN ADDRESS:
16720 Johnson Ranch Rd, Pioche, NV 89043

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. AS WELL AS ANY AND ALL WATER RIGHTS AND CERTIFICATE NUMBER 2625.



IN WITNESS WHEREOF, this instrument has been executed this 15th day of August, 2016.

White Rock Mountain Ranch, L.C

BY: [Signature]
David C. Knudson
Manager

State of Arizona
County of Mohave

This instrument was acknowledged before me on 15th day of August, 2016 by David C. Knudson, Manager of White Rock Mountain Ranch, L.C., a Utah limited liability company.

[Signature]
NOTARY PUBLIC
My Commission Expires: 06/20/2020

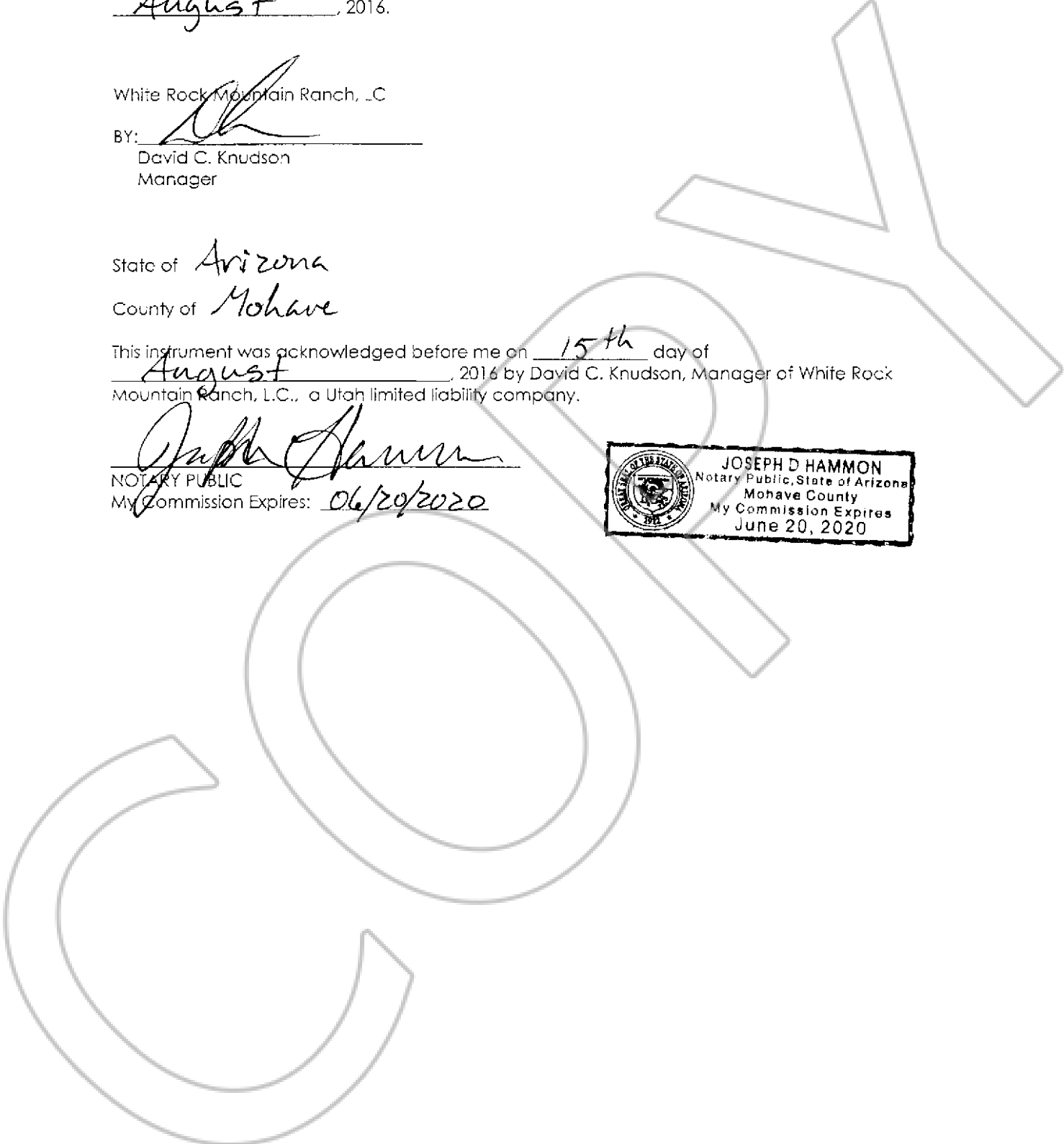
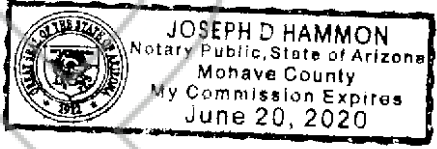
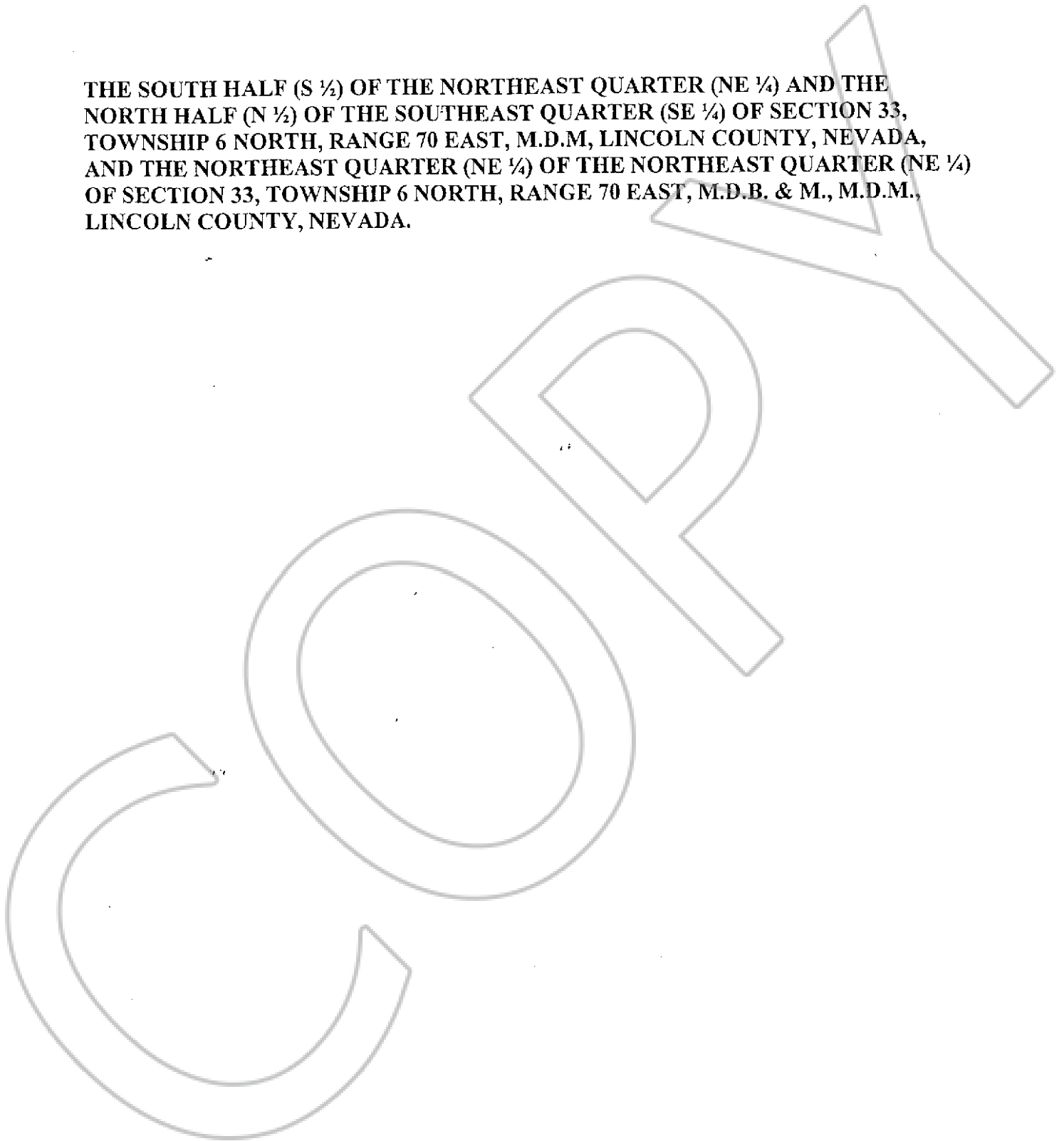




EXHIBIT A

THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) AND THE NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 70 EAST, M.D.M, LINCOLN COUNTY, NEVADA, AND THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 70 EAST, M.D.B. & M., M.D.M., LINCOLN COUNTY, NEVADA.



State of Nevada Declaration of Value Form

Recording requested By FIRST AMERICAN TITLE COMPANY

Lincoln County - NV Leslie Boucher - Recorder

Page 1 of 1 Fee: \$41.00 Recorded By: AE RPTT: \$7,020.00 Book- 305 Page- 0417

- 1. Assessor Parcel Number(s) a) 005-151-01 b) c) d)

- 2. Type of Property: a. Vacant Land b. Sgl. Fam. Residence 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. a. Total Value/Sale Price of Property: \$1,800,000.00 b. Deed in Lieu of Foreclosure Only (value of property) \$ c. Transfer Tax Value: \$1,800,000.00 d. Real Property Transfer Tax Due: \$7380.00 7020.00

- 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. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Capacity: GRANTOR/SELLER SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION (REQUIRED) (REQUIRED) White Rock Mountain Ranch, L.C., a CastleBorn Wagyu & Wapiti LLC, a Print Name: Utah limited liability company Print Name: Nevada limited liability company Address: P.O. Box box 121 Address: 7495 W. Azure Drive, Suite 120 City: Pioche City: Las Vegas State: NV Zip: 89043 State: NV Zip: 89130

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: Nevada Title Company Esc. #: 16-07-0747-RMT Address: 2500 N. Buffalo Drive, Suite 150

City Las Vegas State NV Zip: 89128-7851

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

First American Title 2500 Paseo Verde Suite 120 Henderson NV 89074