



A.P. N.: 010-030-02; -05; -06; -07; -12; -13
010-200-02 & -03
Escrow No.: 18601
R.P.T.T.: EXEMPT ϕ 3
MAIL TAX NOTICE TO:
WHEN RECORDED MAIL TO:
Penoyer Farms, LLC
5885 Penoyer Farm Rd.
Alamo, NV 89001, NV 89001

THIS DEED IS EXECUTED IN COUNTER PARTS

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Penoyer Farms, LTD, a Nevada limited partnership N.K.A. Penoyer Farms, LLC, a Nevada
limited liability company

do(es) hereby GRANT, BARGAIN and SELL to
Penoyer Farms, LLC, a Nevada limited liability company

SEE ATTACHED "EXHIBIT A" LEGAL DESCRIPTION

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 and appurtenances thereunto belonging, including easements and water
rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits
thereof.

The purpose of this document is to memorialize the intentions of the former Partners/Members of the
Grantor/Grantee herein and to disclaim, transfer and convey all interest in and to the former entity
known as Penoyer Farms, LTD and the the current entity known as Penoyer Farms, LLC

Date: 1/17/2017

Richard L. Castleton and Jean F. Castleton
Marital Trust

Joanne B. Castleton, Trustee

Scott W. Castleton

Richard L. Castleton and Jean F. Castleton
Family Trust

Suzanne C. Gersch, Co-Trustee

Rebecca C. Shortell, Co-Trustee

Suzanne C. Gersch

SEE ATTACHED NOTARY ACKNOWLEDGMENTS FOR Suzanne Gersch, Rebecca C. Shortell &
Scott W. Castleton CONTINUED ON NEXT PAGE



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Date: Jan 20, 2017

Richard L. Castleton and Jean F. Castleton
Marital Trust

Richard L. Castleton and Jean F. Castleton
Family Trust

Joanne B. Castleton, Trustee

Suzanne C. Gersch, Co-Trustee
Rebecca C. Shortell

Rebecca C. Shortell, Co-Trustee

Scott W. Castleton

Suzanne C. Gersch

SEE ATTACHED NOTARY ACKNOWLEDGMENTS FOR Suzanne Gersch, Rebecca C. Shortell & Scott W. Castleton CONTINUED ON NEXT PAGE



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Date: 1-20-2017

Richard L. Castleton and Jean F. Castleton
Marital Trust

Jeanne B. Castleton
Jeanne B. Castleton, Trustee

Scott W. Castleton

Richard L. Castleton and Jean F. Castleton
Family Trust

Suzanne C. Gersch, Co-Trustee

Rebecca C. Shortell, Co-Trustee

Suzanne C. Gersch

SEE ATTACHED NOTARY ACKNOWLEDGMENTS FOR Suzanne Gersch, Rebecca C. Shortell & Scott W. Castleton CONTINUED ON NEXT PAGE



NOTARY ACKNOWLEDGMENTS FOR Suzanne Gersch, Rebecca C. Shortell & Scott W. Castleton

State of UTAH }
 } ss:
 County of SALT LAKE }

On January 17, 2017

before me, a Notary Public, personally appeared **Suzanne C. Gersch, individually and as Co-Trustee of the Richard L. Castleton and Jean F. Castleton Family Trust**

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: 2/1/2018

Betty J. Williams



~~State of _____ }
 } ss:
 County of _____ }~~

~~On _____~~

~~before me, a Notary Public, personally appeared **Rebecca Shortell as**~~

~~**Co-Trustee of the Richard L. Castleton and Jean F. Castleton Family Trust**~~

~~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: _____~~

State of UTAH }
 } ss:
 County of SALT LAKE }

On January 17, 2017

before me, a Notary Public, personally appeared

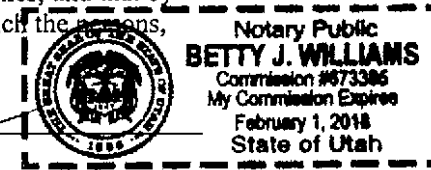
Scott W. Castleton

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: 2/1/2018

Betty J. Williams



SEE ATTACHED NOTARY ACKNOWLEDGMENT FOR Joanne B. Castleton CONTINUED ON NEXT PAGE



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NOTARY ACKNOWLEDGMENTS FOR Suzanne Gersch, Rebecca C. Shortell & Scott W. Castleton

State of _____ }
 } ss:
County of _____ }

On _____
before me, a Notary Public, personally appeared Suzanne C. Gersch, individually and as Co-Trustee of the Richard L. Castleton and Jean F. Castleton Family Trust
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: _____

State of Otah }
 } ss:
County of Washington }

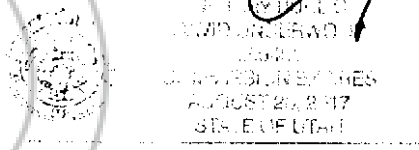
On January 20, 2017
before me, a Notary Public, personally appeared Rebecca Shortell as Co-Trustee of the Richard L. Castleton and Jean F. Castleton Family Trust
personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the 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: Aug. 26, 2017

State of Otah }
 } ss:
County of Washington }

On _____
before me, a Notary Public, personally appeared Scott W. Castleton
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: _____



SEE ATTACHED NOTARY ACKNOWLEDGMENT FOR Joanne B. Castleton CONTINUED ON NEXT PAGE

NOTARY ACKNOWLEDGMENT FOR Joanne B. Castleton

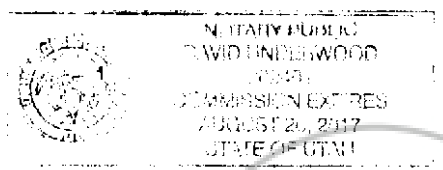
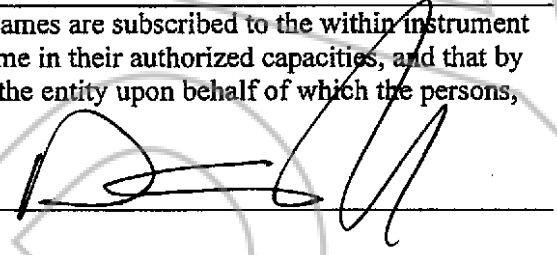
State of Utah }
 } SS:
County of Washington }

On January 20, 2017
before me, a Notary Public, personally appeared Joanne B. Castleton as
Trustee of the Richard L. Castleton and Jean F. Castleton Marital Trust

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: Aug 26, 2017





Escrow No: 18601

"EXHIBIT A" Land Description

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

Parcel 1:

All of Section 24, Township 3 South, Range 54 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada

Parcel 2:

Government Lots Two, Three and Four (2, 3 & 4); and the East Half of the West Half (E/12 of W1/2) of Section 31, Township 3 South, Range 55 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

Parcel 3:

The Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4); the North Half of the Southwest Quarter (N1/2 of SW1/4); and the Northwest Quarter (NW1/4) of Section 29, Township 3 South, Range 55 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

Parcel 4:

The West half of the Southwest Quarter (W1/2 of SW1/4); and the Southwest Quarter of the Northwest Quarter (SW1/4 of NW1/4) of Section 27; the Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4); the Southeast Quarter (SE1/4); and the West Half (W1/2) of SECTION 28; the Northeast Quarter (NE1/4); and the West Half (W1/2) of Section 33 of Township 3 South, Range 55 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

Parcel 5:

The Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) of Section 29, Township 3 South, Range 55 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

Parcel 6:

Government Lot One (1) of Section 31, Township 3 South, Range 55 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

Parcel 7:

The South Half of the Northwest Quarter (S1/2 of NW1/4); the Southwest Quarter (SW1/4) of SECTION 5; the North Half of the Northwest Quarter (N1/2 of NW1/4) of Section 8, Township 4 South, Range 55 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

Parcel 8:

The East Half (E1/2) of Section 5, Township 4 South, Range 55 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

EXCEPTING FROM PARCELS 1 THROUGH 8 described herein all oil, gas and minerals, and rights incidental thereto, to the United States of America.

Assessor's Parcel Number: 010-030-02, 010-030-05, 010-030-06, 010-030-07, 010-030-12, 010-030-13, 010-200-02, 010-200-03



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Order No. 18601

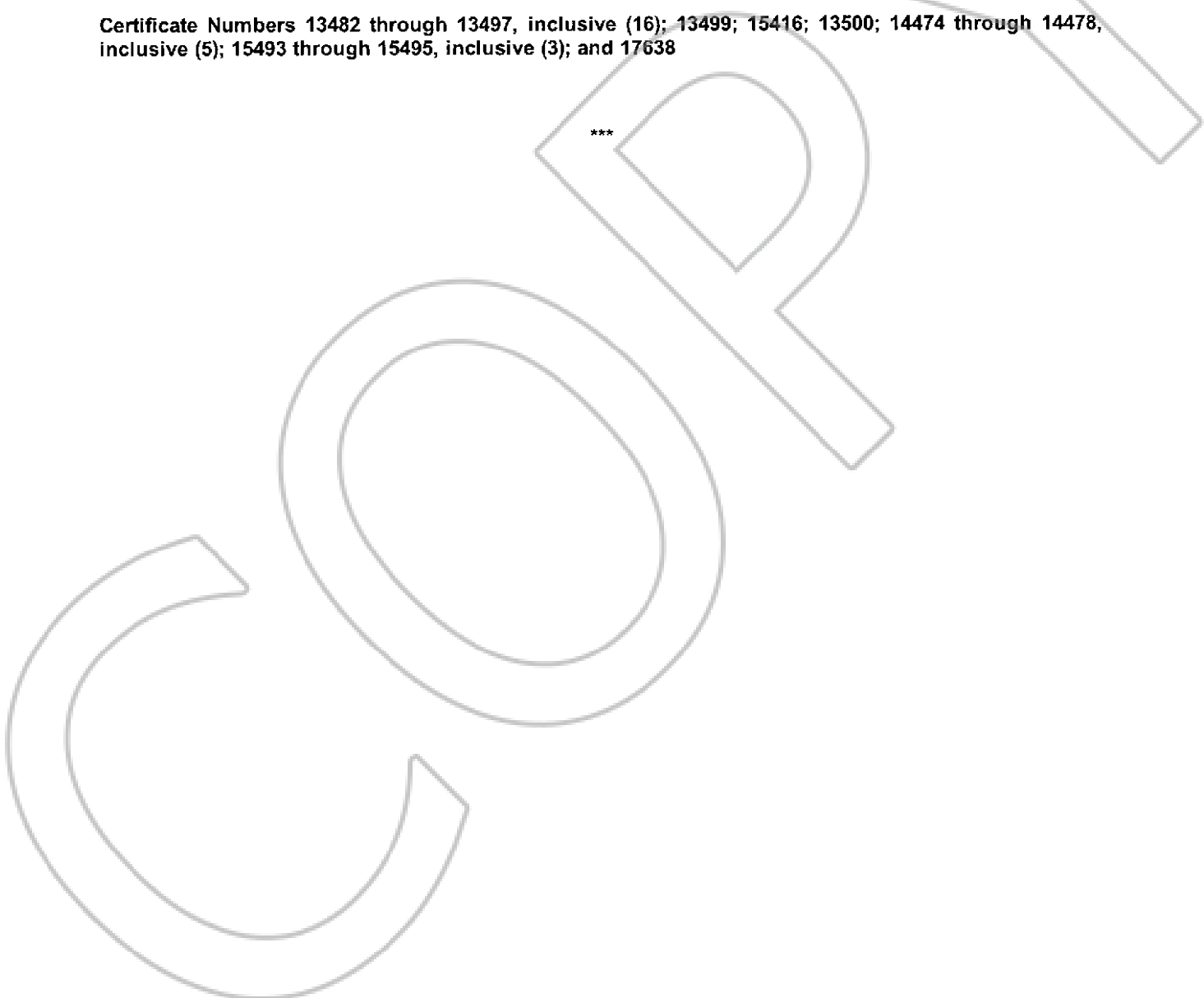
Tax I.D. No. 010-030-02, 010-030-05, 010-030-06, 010-030-07, 010-030-12, 010-030-13, 010-200-02, 010-200-03

"EXHIBIT B"

WATER DESCRIPTION

ALL OF THE FOLLOWING TWENTY-EIGHT (28) NEVADA DIVISION OF WATER RESOURCES CERTIFICATES OF WATER IDENTIFIED AS FOLLOWS:

Certificate Numbers 13482 through 13497, inclusive (16); 13499; 15416; 13500; 14474 through 14478, inclusive (5); 15493 through 15495, inclusive (3); and 17638



Recording requested By
MESQUITE TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$46.00

Recorded By: HB RPTT:

Book- 308 Page- 0606

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 010-030-02 _____
- b) 010-030-05; -06; -07 _____
- c) 010-030-12; -13 _____
- d) 010-200-02; -03 _____

2. Type of Property:

- a) Vacant Land b) Single Family Res.
- c) Condo. Twnhsed) 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: RPTT PAID ON DOC # 150790

- 3. a. Total Value/Sales Price of Property: \$0.00
- b. Deed in Lieu of Foreclosure Only(value of property): (0.00)
- c. Transfer Tax Value: \$0.00
- d. Real Property Transfer Tax Due \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: Exemption No. 03
 Given to include all Partner.Member signers
 for Deed recorded on 12/30/16 as Doc. No.
 150790
- 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)

Penoyer Farms, LTD
 Name: By: Robert C Sherratt, Agt. _____
 Address: 5885 Penoyer Farm Rd. _____
 City/State/Zip: Alamo, Nevada 89001 _____
 Capacity: Grantor _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Penoyer Farms, LLC
 Name: By: Robert C Sherratt, Agt. _____
 Address: 5885 Penoyer Farm Rd. _____
 City/State/Zip: Alamo, Nevada 89001 _____
 Capacity: Grantee _____

Company/Person Requesting Recording
(REQUIRED IF NOT THE SELLER OR BUYER)

Co. Mesquite Title Company
 Name: 840 Pinnacle Ct. Building 3,
 Mesquite, NV 89027 _____ Esc. #: 18601

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