

APN No.: Multiple APN's
 R.P.T.T.:
 Escrow No.: 84749

Recording Requested By:
 Cow County Title Co.

Mail Tax Statements To: Same as below.

When Recorded, Mail To:
 Emigrant Springs Ranch, LLC
 c/o Steven Redd
 1695 East Powerhouse Road
 Spanish Fork, Utah 84660

The undersigned hereby affirms that there is no Social Security number contained in this document.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made this 27th day of October, 2021, by and between C.E. BRACKETT CATTLE CO., an Idaho Corporation, organized and existing under the laws of the State of Idaho, party of the First Part or Grantor, and unto Emigrant Springs Ranch, LLC, a Utah limited liability company, party of the Second Part or Grantee.

WITNESSETH:

That the said party of the First Part, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to it in hand paid by said Second Party, the receipt whereof is hereby acknowledged, remise, release and forever grant, bargain, sell and covey to the party in the Second Part, and to its successor trustees, administrators, executors, and assigns, all right, title and interest it may have in and to the real properties located in White Pine County, Nye County, and Lincoln County, Nevada, more particularly described in **Exhibit A** attached hereto and by reference made part hereof for complete legal descriptions.

SUBJECT TO, taxes for the fiscal year; and reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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TOGETHER WITH, all buildings and improvements thereon.

TOGETHER WITH any and all right, title and interest to the range and grazing rights to, and further defined as follows:

- A) Within the boundary of the Sunnyside Allotment (Allotment Number 21023), within the Egan Field Office, Ely District, Nevada, Bureau of Land Management, U.S. Department of the Interior, including: (1) any and right, title, and interest to the Grazing Preference and to the Permitted Use to the extent of 5,402 Animal Unit Months (“AUMs”) of Permitted Use, of which 5,402 AUMs are Active Use and 0 AUMs are Suspended Use; (2) any and all right, title, and interest to the associated public lands range improvements within the boundary of said allotment; (3) any and all right, title, and interest to range water, water rights and privileges of every name, kind, character, and description appurtenant to and used in connection with said range and grazing rights, said grazing permit, and said range improvements; and (4) subject to a Range Line Agreement dated February 14, 2020 and Addendum to Range Line Agreement dated February 18, 2020.
- B) Within the boundary of the Shingle Pass Allotment (Allotment Number 00906), within the Egan Field Office, Ely District, Nevada, Bureau of Land Management, U.S. Department of the Interior, including: (1) any and right, title, and interest to the Grazing Preference and to the Permitted Use to the extent of 6,152 Animal Unit Months (“AUMs”) of Permitted Use, of which 2,724 AUMs are Active Use and 3,428 AUMs are Suspended Use; (2) any and all right, title, and interest to the associated public lands range improvements within the boundary of said allotment; and (3) any and all right, title, and interest to range water, water rights and privileges of every name, kind, character, and description appurtenant to and used in connection with said range and grazing rights, said grazing permit, and said range improvements.
- C) Within the boundary of the Hardy Spring Allotment (Allotment Number 11022), within the Egan Field Office, Ely District, Nevada, Bureau of Land Management, U.S. Department of the Interior, including: (1) any and right, title, and interest to the Grazing Preference and to the Permitted Use to the extent of 3,494 Animal Unit Months (“AUMs”) of Permitted Use, of which 3,478 AUMs are Active Use and 16 AUMs are Suspended Use; (2) any and all right, title, and interest to the associated public lands range improvements within the boundary of said allotment; and (3) any and all right, title, and interest to range water, water rights and privileges of every

name, kind, character, and description appurtenant to and used in connection with said range and grazing rights, said grazing permit, and said range improvements.

TOGETHER WITH, any and all right, title and interest to reservoirs, ditches or other rights of way authorized under various pre-1976 Federal Grants upon or across the public lands including any and all right, title, and interest to water and water rights of every name, kind, character, and description appurtenant to and used in connection with said Grants.

TOGETHER WITH, any and all water and water rights of any kind, name or nature, including but not limited to, the rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, stock water companies, and all other means for the diversion nor use of water appurtenant to the said land or any part thereof, for any use, together with permits, certificates, proofs of appropriation and other evidences of water rights or privileges filed and of record with Nevada Division of Water Resources including but not limited to any and all water rights described in **Exhibit B** attached hereto and incorporated herein by reference as though fully set forth herein.

TOGETHER WITH, an undivided interest in unadjudicated vested proofs of appropriation on file with the Nevada Division of Water Resources and identified as V09234 and V09235, and any associated agreements relating to these vested rights including and **SUBJECT TO** the related Water Rights Agreement & Easement recorded February 27, 2020 as file No. 2020-158129 in Lincoln County, Nevada records, File No. 927027 in Nye County, Nevada records, and File No. 2020-384816 in White Pine County Nevada Records.

TOGETHER WITH, all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the remainder and remainders, reversion and reversions, rents, issues and profits thereof unto the said Grantee, and to its successors and assigns forever.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto Grantee, their successors and assigns forever.

The officer who signs this Deed hereby certifies that this Deed and the transfer represented thereby was duly authorized by Resolution dated September 3, 2021, of the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

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IN WITNESS WHEREOF, the Grantor has hereunto set their hand this day and year in this instrument first above written.

Dated this ²⁷_{nd} day of October, 2021.

Chester E. Brackett Pres
Grantor - C.E. Brackett Cattle Company
By, Chester E. Brackett, President

STATE OF IDAHO)
) ss.
COUNTY OF Twin Falls)

On this 27 day of October, 2021, there personally appeared before me, the undersigned a Notary Public, Chester E. Brackett President of C.E. Brackett Cattle Co., who acknowledged to me that he executed the foregoing Deed. I state the foregoing under penalties of perjury.

ANNETTE ROTH
COMMISSION #9314
NOTARY PUBLIC
STATE OF IDAHO

Annette Roth
NOTARY PUBLIC
My Commission Expires On: 8-4-2023

EXHIBIT "A"
LEGAL DESCRIPTION

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

PARCEL ONE:

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

Section 14: Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4); and the East Half (E1/2) of the Southeast Quarter (SE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019-2020: 013-491-03

Section 23: East Half (E1/2) of the East Half (E1/2)

Section 24: Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4); North Half (N1/2) of the Southwest Quarter (SW1/4); and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4)

Section 25: West Half (W1/2) of the East Half (E1/2); and the East Half (E1/2) of the Northwest Quarter (NW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019-2020: 013-481-04

Section 36: East Half (E1/2) of the East Half (E1/2)

ASSESSOR'S PARCEL NUMBER FOR 2019-2020: 013-481-05

TOWNSHIP 4 NORTH, RANGE 61 EAST, M.D.B.&M.

Section 6: Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4); Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4); Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4); and the East Half (E1/2) of the Northwest Quarter (NW1/4)

Section 7: East Half (E1/2) of the Northeast Quarter (NE1/4)

Section 8: Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4); Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4); and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4)

Section 16: Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4); and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4)

- Section 17: Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); and the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4)
- Section 21: Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); and the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4)
- Section 22: Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4); and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4)
- Section 27: Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4); Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4); Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4); Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4); and the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4)
- Section 35: Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4); Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4); and the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019-2020: 013-581-02

PARCEL TWO:

TOWNSHIP 5 NORTH, RANGE 61 EAST, M.D.B.&M.

- Section 31: West Half (W1/2) of the Southwest Quarter (SW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019-2020: 013-591-02

PARCEL THREE:

TOWNSHIP 9 NORTH, RANGE 61 EAST, M.D.B.&M.

- Section 23: North Half (N1/2) of the Northeast Quarter (NE1/4); the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4); Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4); Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4); and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019-2020: 013-661-03

- Section 24: East Half (E1/2) of the Southeast Quarter (SE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019-2020: 013-661-04

Section 32: South Half (S1/2) of the Northeast Quarter (NE1/4); North Half (N1/2) of the Southeast Quarter (SE1/4); and the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019-2020: 013-661-02

TOWNSHIP 8 NORTH, RANGE 61 EAST, M.D.B.&M.

Section 5: Government Lot 2

ASSESSOR'S PARCEL NUMBER FOR 2019-2020: 013-651-02

That portion of Section 19 and Section 30, **Township 9 North, Range 62 East, M.D.B.&M.**, more particularly described as follows:

Parcel 1 of that certain Parcel Map recorded July 2, 2008 in the Office of the County Recorder of Nye County, Nevada as File No. 711557, Nye County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019-2020: 013-771-05

That portion of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 19, **Township 9 North, Range 62 East, M.D.B.&M.**, lying Northerly of Nevada State Highway State Route 318.

ASSESSOR'S PARCEL NUMBER FOR 2019-2020: 013-771-04

PARCEL FOUR:

A parcel of land situate in the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section 13, and the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Section 14, **Township 9 North, Range 61 East, M.D.B.&M.**, more particularly described as follows:

Parcels 1, 2 and 3 as shown on the Final Map of Division into Large Parcels recorded March 18, 2002 in the Office of the County Recorder of Nye County, Nevada as File No. 531981, Nye County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019-2020: 013-831-01; 013-831-02;
013-831-03

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PARCEL FIVE:

That portion of Section 19, **Township 9 North, Range 62 East, M.D.B.&M.**, more particularly described as follows:

Parcel 2 of that certain Parcel Map recorded July 2, 2008 in the Office of the County Recorder of Nye County, Nevada as File No. 711557, Nye County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019-2020: 013-771-06

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

PARCEL SIX:

TOWNSHIP 9 NORTH, RANGE 63 EAST, M.D.B.&M.

Section 5: Government Lots 3 and 4; and the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4)

Section 6: Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4); and the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019-2020: 005-021-01

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

PARCEL SEVEN:

TOWNSHIP 10 NORTH, RANGE 63 EAST, M.D.B.&M.

Section 28: South Half (S1/2) of the Southwest Quarter (SW1/4)

Section 32: East Half (E1/2) of the Northeast Quarter (NE1/4); South Half (S1/2) of the Southwest Quarter (SW1/4); and the Southeast Quarter (SE1/4)

Section 33: Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2019-2020: 012-660-07

**Exhibit B
Water Rights**

The following Applications, Permits, and/or Certificates as identified below and on file with the Nevada Division of Water Resources:

Application No.	Permit No.	Certificate No.	Source
~	5486	1977	White River Slough
~	6638	2105	Silver King Well
~	7397	1175	Lewis Well
~	7979	1969	Moorman Spring Slough
~	9702	2135	Horse Spring
~	12517	4130	White River and Hot Creek Channel
~	13341	4053	Hendrix Well
~	22882	8668	Moorman Springs
~	28206	9416	Hardy Springs
~	28207	9401	Moorman Springs
~	28208	9417	Emigrant Springs
~	66123	16617	Cave Valley Well
~	66124	16618	Frehner Well
~	66125	16619	Sawmill Well
~	66126	16620	Riordan Well
~	66127	16621	Weiner Well
~	67151	17317	White River Well
~	68233		Well # 1
~	68234		Well # 2
~	68235		Well # 3
~	68236		Well # 4
~	68237		Well # 5

Application No.	Permit No.	Certificate No.	Source
~	68238		Well # 6
68487			Wheeler Well
76898			Long Canyon Well
~	82549		Rio Blanco No. 2 Well
83222			White River and tributaries
~	84693		Wheeler Well
~	84694	21275	Wheeler Well South
~	84695	21285	Hendricks Well No. 2
~	84696		Leslee Well
~	84697	21286	Swimming Pool Well
86851			Lou Lou Well
88308			Talon Well
88602			Kirch Well
88603			Rio Blanco No. 1 Well
88651			Windmill Vane Well
89298			Hardy Spring
89299			Pamela Gale Well

And, the following vested Proofs of Appropriation, subject to adjudication, and as identified below and on file with the Nevada Division of Water Resources:

Proof No.	Source
V01962	Perry Spring
V01963	Trough Spring
V01964	Horse Spring
V01965	Wolf Hole Spring
V02087	West Parker Range Spring

Proof No.	Source
V02088	Lower Parish Spring
V02089	Upper Parish Spr. No. 1
V02090	Upper Parish Spr. No. 2
V02091	Moorman Spr.
V02092	Moorman Spr.
V02100	Parker Spring
V02232	White River Chanel/ Sink
V02429	White River Chanel/ Sink
V09231	Jordan Spring
V09232	Big Canyon Spring
V09233	Urritia Spring
V09236	Cottonwood Spring
V10515	Hot Creek Channel, White River Channel and Tributaries
V10800	Big Travis Spring
V10801	Haggerty Spring
V10802	Zebulon Spring
V11181	Jagger Spring

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 005-021-01 LINCOLN
 b) _____
 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
 i) Other _____

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

3. Total Value/Sale Price of Property 68,802.40
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: 68,802.40
 Real Property Transfer Tax Due: \$269.10

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 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 *Chester Earl Brackett* Capacity Grantor
 CHESTER EARL BRACKETT, President

Signature *Steven Arch Redd* Capacity Grantee
 STEVEN ARCH REDD, Manager

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: C. E. BRACKETT CATTLE CO., an Idaho Corporation
 Address: HC 33 Box 111
 City: Rogerson
 State: Idaho Zip: 83302

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: EMIGRANT SPRINGS RANCH, LLC, a Utah Limited Liability Company
 Address: 1695 East Powerhouse Road
 City: Spanish Fork
 State: UT Zip: 84660

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Co. Escrow #: 84749
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043