

EXHIBIT "A"
Legal Description

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

Parcel 1:

The South Half of the Southeast Quarter of the Southeast Quarter (S1/2 of SE1/4 of SE1/4) of Section 32, Township 1 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, lying and being Easterly of the PIOCHE BRANCH of the UNION PACIFIC RAILROAD Right-of Way as the same now exists and as described in mense instruments of Record.

(Parcel 2:)

The North Half of the Southwest Quarter of the Southwest Quarter (N1/2 of SW1/4 of SW1/4) of Section 33, Township 1 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

(Parcel 3:)

BEGINNING at a point 20 rods South of the Northeast corner of the Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) of Section 33, Township 1 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada;

Thence South 60 rods;

Thence West 80 rods;

Thence North 60 rods;

Thence East 80 rods to the Point of Beginning

ALSO:

The South Half of the Southwest Quarter of the Southwest Quarter (S1/2 of SW1/4 of SW1/4) of Section 33, Township 1 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

(Parcel 4:)

COMMENCING at the Northeast corner of the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) of Section 33, Township 1 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada;

Thence West 22 rods 10 feet to the Northwest corner of this parcel;

Thence Southerly 80 rods, more or less, to a point on the South line of said Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4), said point being 805 feet East (record - add measure) from the Southwest corner of said Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4);

Thence East 22 rods, more or less, to the Southeast corner of said Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4);

Thence North 80 rods to the Point of Commencement.

(Parcel 5:)

Those portions of the North Half of the Southeast Quarter of the Southeast Quarter (N1/2 of SE1/4 of SE1/4); and the South Half of the Northeast Quarter of the Southeast Quarter (S1/2 of NE1/4 of SE1/4) of Section 32, Township 1 South, Range 68 East, of the Mount Diablo Base and Meridian, Lincoln County, Nevada, lying and being Easterly of the PIOCHE BRANCH of the UNION PACIFIC RAILROAD Right-of Way as the same now exists and as described in mense instruments of Record.

ALSO

Those portions of the West Half of the Northwest Quarter of the Southwest Quarter (W1/2 of NW1/4 of SW1/4); and the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 of SW1/4 of NW1/4) of Section 33, Township 1 South, Range 68 East, of the Mount Diablo Base and Meridian, Lincoln County, Nevada, lying and being on the Easterly and the Westerly sides of the PIOCHE BRANCH of the UNION PACIFIC RAILROAD Right-of Way as the same now exists and as described in mense instruments of

Record.

ALSO

BEGINNING at a point 660 feet East of the Southwest corner of the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) of Section 33, Township 1 South, Range 68 East, of the Mount Diablo Base and Meridian, Lincoln County, Nevada;

Thence East 145 feet;

Thence Northerly a distance of 80 rods, more or less, to a point on the North line of said Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4), said point being 990 feet East of the Northwest corner of said Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4);

Thence West 330 feet to a point 660 feet East of said Northwest corner;

Thence South along the West line of the East Half of said Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) a distance 80 rods, more or less, to a point being 660 feet East of the Southwest corner of said Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) and the Point of Beginning.

(Parcel 6:)

The East half of the Southwest Quarter of the Northwest Quarter (E1/2 of SW1/4 of NW1/4) of Section 33, Township 1 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

EXCEPTING THEREFROM the railroad right-of-way previously conveyed away.

(Parcel 7:)

The Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4) of Section 33, Township 1 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

SUBJECT TO AND TOGETHER WITH 40 foot private street and utility easement, granted and reserved by Lee's Angus Ranch, LLC, recorded May 19, 2016 as Document No. 149302 of Official Records describing the centerline of the same.

(Parcel 8:)

Parcel One (1) shown by parcel map for Kenneth D. and Norma D. Lee, recorded May 22, 2000 as Doc. No. 114548, filed in Book "B" of Maps, Page 306 and 307, in the office of the County Recorder, Lincoln County, Nevada.

(Parcel 9:)

Parcel Three (3) shown by parcel map for Kenneth D. and Norma D. Lee, recorded May 22, 2000 as Doc. No. 114548, filed in Book "B" of Maps, Page 306 and 307, in the office of the County Recorder, Lincoln County, Nevada.

(Parcel 10:)

The Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) of Section 32, Township 1 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

(Parcel 11:)

Modified Revised Parcel One (1) shown by record of survey boundary line adjustment for Grant and Jamie Perkins and Lee's Angus Ranch, LLC, recorded February 16, 2022 as Document No. 161931 in the office of the County Recorder, Lincoln County, Nevada.

(Deed recorded March 3, 2022 as Document No. 162003 of Official Records)

(Parcel 12:)

Parcel Two (2) shown by parcel map for Lee's Angus Ranch, LLC, recorded August 2, 2016 as Doc. No. 150015, filed in Book "D" of Maps, Page 208, in the office of the County Recorder, Lincoln County, Nevada.

Parcel 2:

(Parcel 13:)

A tract of land on the West side of the Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4) of

Section 5, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, described as:

BEGINNING at the Southwest corner of the Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4) of said Section 5;

Thence North 80 rods;

Thence East 24 rods;

Thence South 80 rods;

Thence West 24 rods to the Point of Beginning;

ALSO:

BEGINNING at a point 33 rods West of the Northeast corner of said Section 5;

Thence West 47 rods;

Thence at a right angle, South 80 rods;

Thence at a right angle, East 34 rods;

Thence Northeasterly approximately 82 rods to the Point of Beginning.

ALSO:

COMMENCING at the Northeast corner of the Southwest Quarter of the Northeast Quarter (SW1/4 of NE1/4) of said Section 5;

Thence West 165 feet;

Thence South 1320 feet;

Thence East 165 feet;

Thence North 1320 feet to the Point of Beginning.

(Parcel 14:)

BEGINNING at the Northeast corner of said Section 5; Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, described as:

Thence West 33 rods;

Thence Southwesterly approximately 82 rods;

Thence East 46 rods;

Thence North 80 rods to the Point of Beginning.

(Parcel 15:)

A parcel of land situate within the East Half of Section 5, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, described as:

BEGINNING at the Northeast corner of the Southeast Quarter (SE1/4) of said Section 5;

Thence West, along the Quarter Section line, 28 rods;

Thence South 38 1/2 rods;

Thence East 28 rods;

Thence North 38 1/2 rods to the Point of Beginning.

ALSO:

The Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4) of said Section 5, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

EXCEPTING THEREFROM 5 acres, more or less, claimed by the "EDWARDS ESTATE", commonly known as the "THOMPSON LAND".

(Parcel 16:)

A triangular parcel of land in the Northwest Quarter of the Southeast Quarter (NW/14 of SE1/4), Section 5, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, being West of the Railroad Right-of-Way.

Parcel 3:

(Parcel 17:)

That parcel of land situate within the West Half of the Northwest Quarter of the Northwest Quarter (W1/2 of NW1/4 of NW1/4) of Section 4, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, described as follows:

ALL that certain lot, piece or parcel bounded on the North by the Township line of said Township 2 South, being the North Section line of said Section 4;

Bounded on the East by the "PANACA CO-OPERATIVE STORE'S LAND";

Bounded on the South by "JAMES A. WADSWORTH LAND";

Bounded on the West by "C.P. RONNOW'S LAND"; said Parcel is 50 1/2 rods North to South and 40 rods West to East.

(Parcel 18:)

The West 13 2/3 rods of the following described property:

BEGINNING at a point 22 rods South of the Northeast corner of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section 4, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada;

Thence South 46 1/2 rods;

Thence West 41 rods;

Thence North 46 1/2 rods;

Thence East 41 rods to the Point of Beginning.

(Parcel 19:)

BEGINNING at the Northeast corner of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section 4, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada;

Thence West 41 rods;

Thence at a right angle, South 22 rods;

Thence at a right angle, East 41 rods;

Thence at a right angle, North 22 rods to the Point of Beginning.

ALSO:

BEGINNING at a point 22 rods South of the Northeast corner of the Northwest Quarter (NW1/4 of NW1/4) of said Section 4;

Thence South 46 1/2 rods;

Thence at a right angle, West 27 2/3 rods;

Thence at a right angle, North 46 1/2 rods;

Thence at a right angle, East 27 2/3 rods to the Point of Beginning.

ALSO:

The Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4) of said Section 4.

EXCEPTING THEREFROM that those portions conveyed by instruments recorded December 22, 1999 as Document Number 113780 and recorded June 12, 2015 as Document Number 147789 of Official Records.

(Parcel 20:)

BEGINNING at a point on the Section line, 38 1/2 rods South of the Northwest corner of the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) Section 4, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada;

Thence East 18 1/2 rods;

Thence North 111 rods;

Thence West 18 1/2 rods;

Thence South 111 rods to the Point of Beginning.

EXCEPTING FROM PARCELS 1 THROUGH 20, inclusive, any portion lying within the PIOCHE BRANCH of the UNION PACIFIC RAILROAD and the MEADOW VALLEY IRRIGATION COMPANY right-of-ways as the same now exist and as described in mense instruments of Record.

TOGETHER WITH the following water rights registered with the State of Nevada Division of Water Resources: Water Right Number(s): 3511c, 4462c, 5794c, 14827c ,17953c and 17954c.
and

ALSO TOGETHER with all U.S. Bureau of Land Management grazing privileges within the UVADA and BLACK HILLS allotment(s).

C O R P

Exhibit "B"
Assessor's Parcel Numbers

012-040-05
012-040-06
012-040-08
012-040-09
012-040-10
012-040-16
012-040-21
012-040-22
012-040-23
012-040-25
012-040-26

012-110-04
012-110-05
012-110-06
012-110-12

012-120-01
012-120-02
012-120-03
012-120-07

STATE OF Nevada
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 012-040-04
- b) SEE EXHIBIT "B" FOR REMAINDER
- 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

RECORDERS FOR OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$2,450,000.00
- b. Deed in Lieu of Foreclosure Only(value of property): \$(0.00)
- c. Transfer Tax Value: \$2,450,000.00
- d. Real Property Transfer Tax Due: \$9,555.00

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. 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 [Signature] Capacity _____ Grantor's Agent _____
Signature [Signature] Capacity _____ Grantee's Agent _____

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

Lee's Angus Ranch, LLC
Print Name: By: Robert C Sherratt, Agt.
Address: PO Box 123
City: Panaca
State: Nv Zip: 89042

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

L & B Farm & Cattle, Limited Partnership
Print Name: By: Robert C Sherratt, Agt.
Address: PO Box 905
City: Enterprise
State: Utah Zip: 84725

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

Print Name: Mesquite Title Company Escrow #: 20024
Address: 840 Pinnacle Ct. Building 3
City: Mesquite State: NV Zip: 89027

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

Exhibit "B"
Assessor's Parcel Numbers

012-040-05

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012-040-10

012-040-16

012-040-21

012-040-22

012-040-23

012-040-25

012-040-26

012-110-04

012-110-05

012-110-06

012-110-17

012-170-01

012-170-02

012-170-03

012-170-07