

LINCOLN COUNTY, NV

2022-162881

\$37.00

Rec:\$37.00

08/09/2022 02:02 PM

MESQUITE TITLE COMPANY

Pgs=7 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 003-230-02

Mail Document to:

C & L Farm & Cattle, LLC

PO Box 184

Enterprise, UT 84725

NOTICE OF LEASE AND OPTION TO PURCHASE

A.P.N. continuation:

003-230-03; 003-230-13; 003-230-15; 003-230-16 & 003-230-17

NOTICE OF LEASE AND OPTION TO PURCHASE

THIS NOTICE OF LEASE AND OPTION TO PURCHASE (this "Notice") is made as of the 5th day of August, 2022, by and between **3J Cattle LLC**, a Nevada limited liability company having an address at 73955 Fish Springs Road, Reno, Nevada 89510, ("**Landlord**"), and **C & L Farm & Cattle, LLC**, a Utah limited liability company, having an address at 350 S 100 W, P.O. Box 184, Enterprise, Utah 84725 ("**Tenant**").

A. Landlord is the fee simple title owner of that certain parcel of property legally described on the Schedule attached hereto and made a part hereof (the "Property");

B. Landlord and Tenant have entered into that certain Lease Agreement dated as of August 5, 2022 (the "Lease"), pursuant to which Landlord has agreed to lease to Tenant the Property upon the terms and conditions set forth in the Lease and grant to Tenant an option to purchase the Property; and

C. Landlord and Tenant now desire give notice of the Lease.

NOW, THEREFORE, for and in consideration of the rents reserved and the covenants and conditions set forth in the Lease, Landlord and Tenant hereby give notice as follows:

1. The Lease is effective for a term commencing on August 5, 2022, and ending on August 5, 2032.
2. The Lease provides for the payment of Base Rent and other items.
3. The Lease contains an option for the Tenant to purchase the Property from the Landlord for a price set forth in the Lease.
4. Reference should be made to the Lease for more particular terms.

[signatures on next pages]

TENANT:

C & L Farm & Cattle, LLC
a Utah limited liability company

By: Collin Bowler
Name: Collin Bowler
Title: Manager

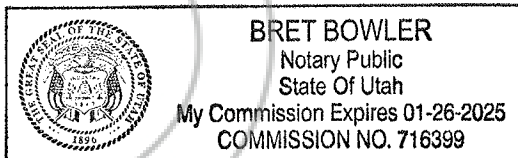
STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 8th day of August, 2022, by Collin Bowler, Manager of C & L Farm & Cattle, LLC.

Bret Bowler

Notary Public

My commission expires: 1-26-25



SCHEDULE
Legal Description

✓ Parcel 1:

Parcel Two (2) as shown by Map of Division into Large Parcels for Lorn Thompson, recorded February 27, 1996 as Doc. No. 1996-104837 in Book "A" of Maps, Page 476, in the office of the County Recorder, Lincoln County, Nevada.

EXCEPTING THEREFROM any portion lying within the U.P. Railroad right-of-way now abandoned and the Meadow Valley Irrigation Company facilities.

✓ Parcel 2:

Parcel Two (2) as shown by parcel map for 3J Cattle, LLC, first recorded on May 23, 2019 as Document No. 2019- 156277 of Official Records in the office of the County Recorder, Lincoln County, Nevada.

EXCEPTING THEREFROM any portion lying within the U.P. Railroad right-of-way now abandoned and the Meadow Valley Irrigation Company facilities.

✓ Parcel 3:

✓ Parcel One (1) as shown by parcel map for 3J Cattle, LLC, recorded May 23, 2019 as Document No. 2019-156277 of Official Records in the office of the County Recorder, Lincoln County, Nevada.

EXCEPTING THEREFROM any portion lying within the U.P. Railroad right-of-way now abandoned and the Meadow Valley Irrigation Company facilities.

Parcel 4:

The Northeast Quarter of the Southwest Quarter (NE1/4 of SW1/4) of Section 28, Township 3 South, Range 67 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.
AND Parcel Two (2) as shown by Parcel Map for Lorn Thompson, recorded December 2, 1996 as Doc. No. 106560 in Book "B" of Maps. Page 10 in the office of the County Recorder, Lincoln County, Nevada.

EXCEPTING FROM the above-described properties any portion lying within the U.P. Railroad right-of-way now abandoned and the Meadow Valley Irrigation Company facilities.

Parcel 5:

The East Half of the Southeast Quarter (E1/2 of SE1/4); and the South Half of the Southwest Quarter of the Southeast Quarter (S1 /2 of SW1/4 of SE1 /4) of Section 21, Township 3 South, Range 67 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

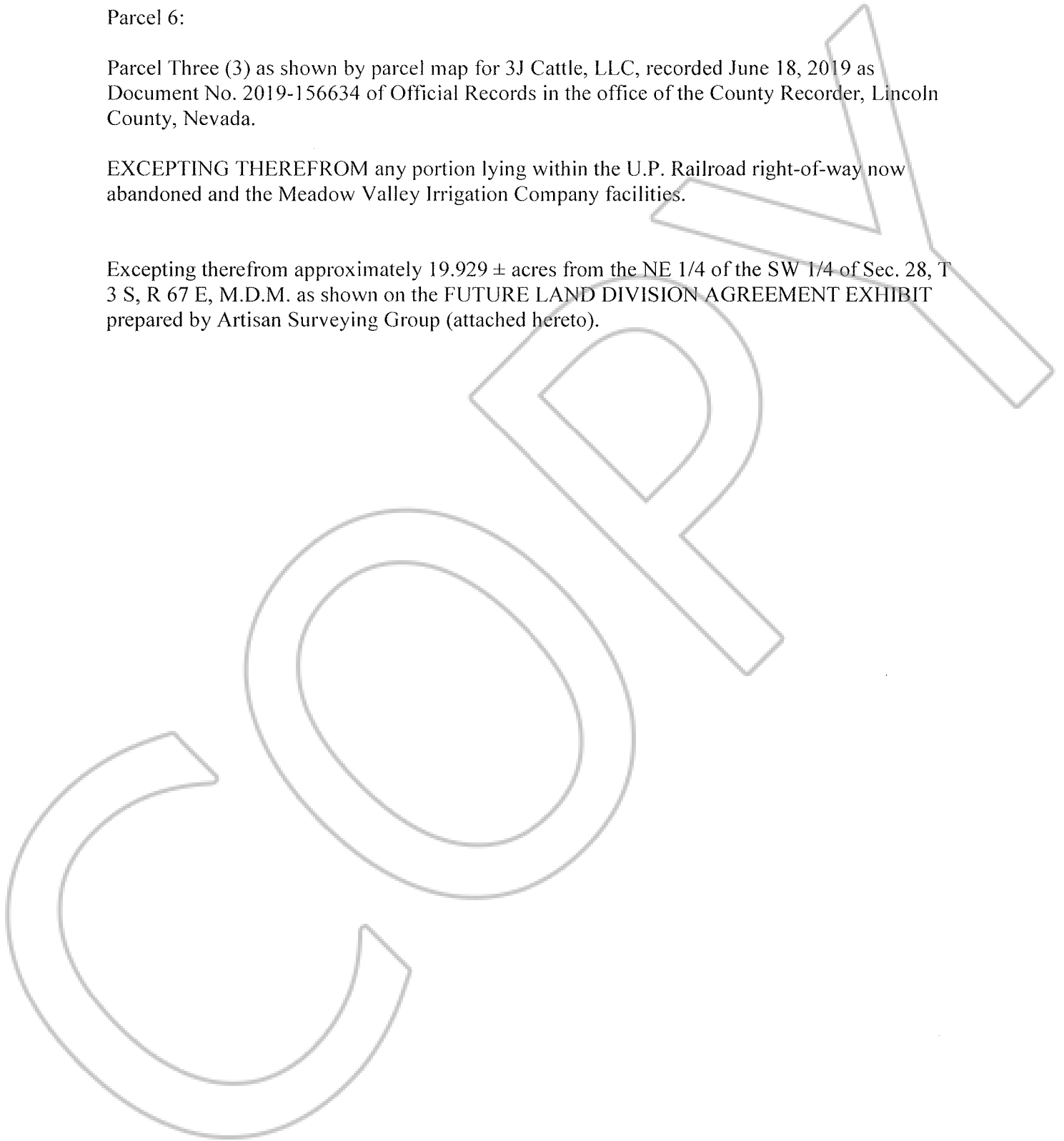
EXCEPTING THEREFROM any portion lying within the U.P. Railroad right-of-way now abandoned and the Meadow Valley Irrigation Company facilities.

Parcel 6:

Parcel Three (3) as shown by parcel map for 3J Cattle, LLC, recorded June 18, 2019 as Document No. 2019-156634 of Official Records in the office of the County Recorder, Lincoln County, Nevada.

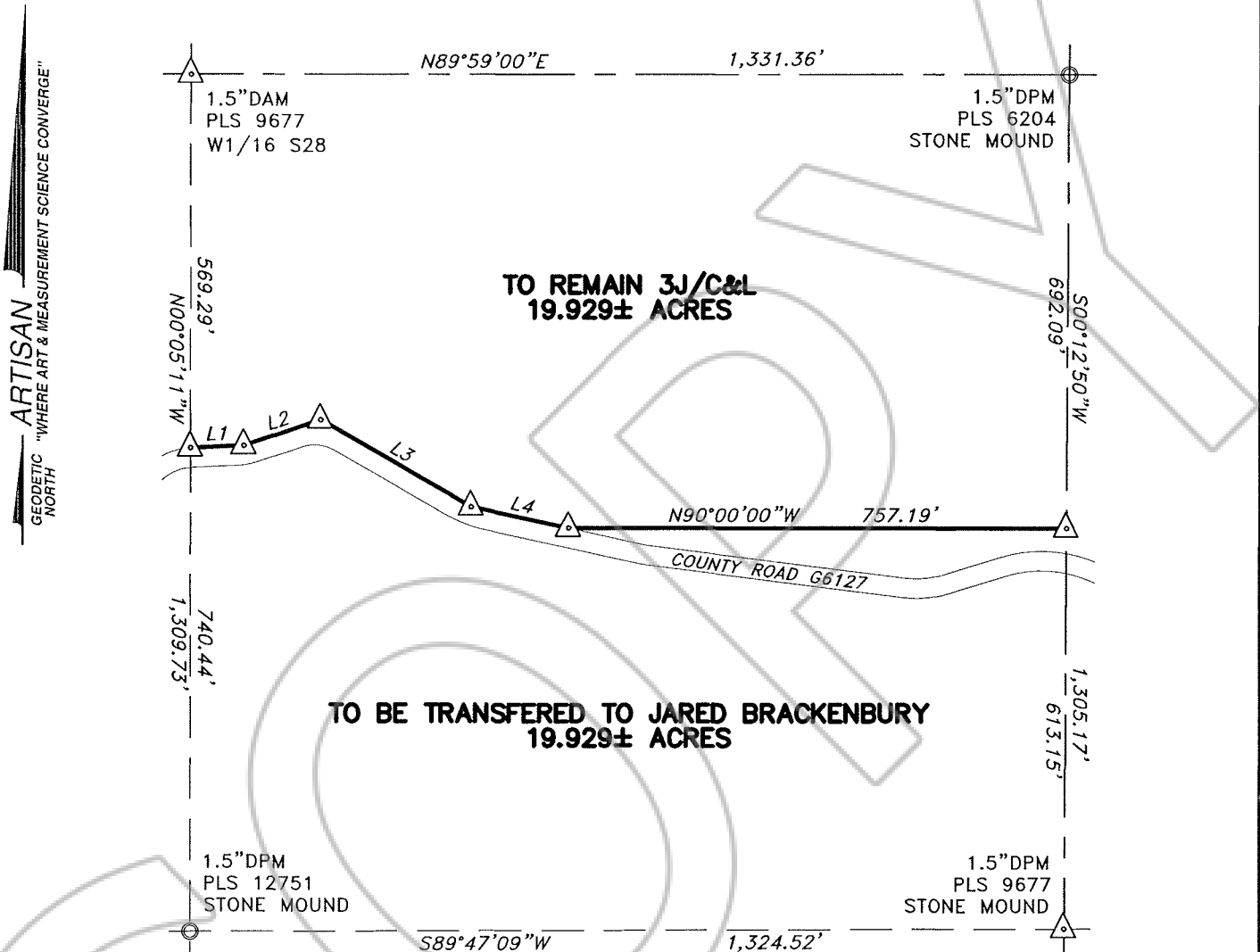
EXCEPTING THEREFROM any portion lying within the U.P. Railroad right-of-way now abandoned and the Meadow Valley Irrigation Company facilities.

Excepting therefrom approximately 19.929 ± acres from the NE 1/4 of the SW 1/4 of Sec. 28, T 3 S, R 67 E, M.D.M. as shown on the FUTURE LAND DIVISION AGREEMENT EXHIBIT prepared by Artisan Surveying Group (attached hereto).



FUTURE LAND DIVISION AGREEMENT EXHIBIT REQUIRING LINCOLN COUNTY APPROVAL AND OWNER PERFECTION NESW SEC. 28, T 3 S, R 67 E, M.D.M.

(PAGE 1 of 1)



MONUMENTATION AND RELATED EXHIBIT SYMBOLS

- 1.5" Diameter Aluminum Monument, PLS 9677
- Found Monument, as described
- Proposed equal acreage "Boundary Line Adjustment" agreement alignment

Art Artisan Surveying Group
Box 396, Pioche, NV 89043
(775) 962-LAND (5263)

LINE TABLE		
#	BEARING	DISTANCE
L1	N87°41'51"E	80.48'
L2	N71°11'56"E	122.77'
L3	S59°45'18"E	263.40'
L4	S77°30'29"E	150.09'

ADDITIONAL REFERENCES

1873 & 1973 Official Plat & Field Notes by General Land Office and Bureau of Land Management, respectively.
Lincoln County Recorder Land Records Database: <https://lincolncountynv.org/>
Geographic Datum: NAD83 NGS 2010 Obtained through GNSS Instruments deploying OPUS: <http://www.ngs.noaa.gov>