

LINCOLN COUNTY, NV
\$37.00
RPTT:\$0.00 Rec:\$37.00
COW COUNTY TITLE CO.
OFFICIAL RECORD
AMY ELMER, RECORDER

2023-164276
05/04/2023 03:47 PM
Pgs=7 KC

A.P.N. No.:	003-220-04, 003-220-05, 003-220-06, 003-220-07, 003-220-10, 013-140-20, 013-140-21, and 013-140-22
R.P.T.T.	\$9,360.00
Escrow No.:	86129
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
RUSTY SPUR, LLC, a Utah limited liability company	
1732 W. Grapevine Drive	
St. George, UT 84790	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **RAINBOW LAND & CATTLE COMPANY, LLC, a Nevada Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **RUSTY SPUR, LLC, a Utah limited liability company**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

See Exhibit "B" - Water Rights attached hereto and by reference made a part hereof.

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

EXCEPTING AND RESERVING any and all other water, water rights and ditch shares, and any and all ditches, pipelines, flumes wells, pumps and rights of way that are not located physically on the parcels of land described in Exhibit "A" attached hereto; and

Together with and including all appurtenances, improvements, buildings, and hereditaments, thereto and thereon; and

Together with all minerals, oil & gas, and hydrocarbons owned by Rainbow Land & Cattle Company LLC associated with the parcels of land described in Exhibit "A" attached hereto.

Dated: April 25, 2023

RAINBOW LAND & CATTLE COMPANY, LLC,
A NEVADA LIMITED LIABILITY COMPANY

[Signature]
JOHN H. HUSTON
Managing Member

[Signature]
JAN J. COLE
Managing Member

State of Nevada)
County of Lincoln) ss.

This instrument was acknowledged before me on the 25th day of April 2023 By:
JOHN H. HUSTON AND JAN J. COLE, MANAGING MEMBERS OF RAINBOW LAND & CATTLE
COMPANY, LLC, a Nevada Limited Liability Company.

Signature: [Signature]
Notary Public
Expiration Date: 5/7/2024

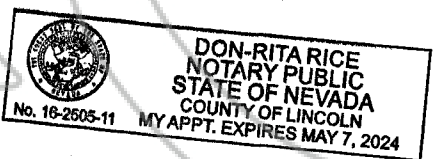


EXHIBIT "A"
LEGAL DESCRIPTION

File Number: 86129

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

PARCEL 1:

TOWNSHIP 4 SOUTH, RANGE 66 EAST, M.D.B. & M.

Section 24: The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4)

EXCEPTING THEREFROM all that portion of the Southeast Quarter (SE1/4) of Section 24, Township 4 South, Range 66 East, M.D.B. & M., lying West of State Highway No. 55.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 003-220-04

PARCEL 2:

That portion of Sections 25 and 26, Township 4 South, Range 66 East, M.D.B. & M., more particularly described as follows:

Parcels 3, 4 and 8 of that certain Parcel Map recorded November 18, 2005 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 147 as File No. 125536, Lincoln County, Nevada records.

EXCEPTING FROM any portion of said land situate within the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 25, Township 4 South, Range 66 East, M.D.B. & M., all uranium, thorium, or other material which may be determined to be peculiarly essential to the production of fissionable material lying in and under said land as reserved by the United States of America, in Patent recorded June 22, 1959, in Book L-1 of Real Estate Deeds, page 209 as File No. 36712, Lincoln County, Nevada.

Also excepting the interest in the portion of said land conveyed to County of Lincoln, State of Nevada, by Deed recorded January 6, 1975 in Book 12 of Official Records, page 441 as File No. 55665, Lincoln County, Nevada records.

Excepting from all of the above described, any and all rights of way heretofore granted by the Grantors herein or their predecessors in interest to the Union Pacific Railroad Co., and its predecessors in interest and to the State of Nevada for highway purposes, which said rights of way are on file and of record in the Office of the County Recorder of said Lincoln County, Nevada.

Further excepting therefrom that portion of land conveyed to the State of Nevada by that certain Deed recorded August 11, 2009 in Book 250 of Official Records, page 137 as File No. 134098, Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 003-220-05, 003-220-06 and 003-220-07

PARCEL 3:

That portion of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and that portion of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 25, Township 4 South, Range 66 East, M.D.B.&M., more particularly described as follows:

Parcels 1, 2, 3, and 4 of that certain parcel map for Meadow Valley Properties recorded March 27, 1984 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 228 as File No. 79735, Lincoln County, Nevada records.

Together with an easement for access and utility purposes is described as follows:

Also including a parcel or strip of land forty (40) feet in total width being twenty (20) feet wide on each side of the surveyed center line of a road and utility easement from State Highway Engineers Station 421 + 67.07 on the center line of Nevada State Highway right of way No. 55 FAS Route 633 (Project S-633(1)) to the five acre parcel described in the above paragraphs; Said center line is more fully described as follows:

Beginning at Highway Engineer's Station 421 + 67.07 on the centerline of said Nevada State Highway Right of Way;

Thence along the center line of said Road and Utility Easement South 66°14' East, a distance of 283.35 feet to a point on a tangent curve;

Thence continuing along said easement center line being a curve to the right with a radius of 1,000.00 feet, through an angle of 4°49' and an arc distance of 84.07 feet to a point of tangency;

Thence continuing along said center line South 61°24' East, a distance of 227.15 feet to a point on a tangent curve;

Thence continuing along said center line being a curve to the right with a radius of 100.00 feet, through an arc angle of 50°28'30" and an arc distance of 88.10 feet to a point of tangency;

Thence continuing along said center line South 10°55'30" East, a distance of 38.44 feet to a point on a tangent curve;

Thence continuing along said center line being a curve to the right with a radius of 50.00 feet, through an angle of 72°45'30" and an arc distance of 63.49 feet to a point of tangency;

Thence continuing along said easement center line South 61°49' West a distance of 150.17 feet;

Except the interest in the portion of said land conveyed to County of Lincoln, State of Nevada, by Deed recorded January 6, 1975 in Book 12 of Official Records, page 441 as File No. 55665, Lincoln County, Nevada records.

Excepting from the entire of the above described any and all rights of way heretofore granted by the Grantors herein or their predecessors in interest to the Union Pacific Railroad Co., and its predecessors in interest and to the State of Nevada for highway purposes, which said rights of way are on file and of record in the Office of the County Recorder of said Lincoln County, Nevada.

The above legal description is a metes and bounds description and was obtained from a Deed, recorded March 4, 2005 in Book 197 of Official Records, page 334 as File No. 123887, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 003-220-10

PARCEL 4:

Those parcels of land situate in the South Half (S1/2) of Section 25 and the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 26; and the Northwest Quarter (NW1/4) of Section 35, Township 4

South, Range 66 East M.D.B. & M., more particularly described as follows:

Parcels 5, 6 and 7 of that certain Parcel Map recorded December 19, 2005 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, Page 159 as File No. 125665, Lincoln County, Nevada records.

Also excepting the interest in the portion of said land conveyed to County of Lincoln, State of Nevada, by Deed recorded January 6, 1975 in Book 12 of Official Records at Page 441, Lincoln County, Nevada records.

Excepting from all of the above described, any and all rights of way heretofore granted by the Grantors herein or their predecessors in interest to the Union Pacific Railroad Co., and its predecessors in interest and to the State of Nevada for highway purposes, which said rights of way are on file and of record in the Office of the County Recorder of said Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 013-140-20, 013-140-21 and 013-140-22

EXHIBIT B WATER RIGHTS

File No. 86129

Together with and including water rights, ditches, ditch shares, pipelines, flumes, wells and pumps, and incidentals that are located on, appurtenant to, used on, or used in association with the land described in Exhibit "A" attached hereto, which are limited to and more particularly described as:

Proof No. 01076, "Findings of Fact, Conclusion of Law, Judgement and Decree" dated June 9, 1999, Case No. 5706 in the Seventh Judicial District Court of the State of Nevada in and for the County of Lincoln, "In the Matter of Determination of the Relative Rights in and to the Waters of Camp Valley Creek, Eagle Valley Creek, Panaca Big Spring, Clover Valley Wash, Meadow Valley Wash and their tributaries in Lincoln and Clark Counties, Nevada", and also as appearing in the records of the Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer: 1.647 cfs and 329 acre-feet annually ("afa") from Meadow Valley Wash for irrigation, stockwater and domestic use on 65.8 acres of land, EXCEPTING AND RESERVING therefrom all but one hundred sixty-five and 50/100 (165.50) afa (0.8285 cubic feet per second);

Permit No. 9935, Certificate No. 2483, as appearing in the records of the Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer: 71.00 acre-feet seasonally ("afs") from Meadow Valley Wash for irrigation of 16.7 of land; and

Permit No. 10614, Certificate No. 3211, as appearing in the records of the Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer: 147.82 acre-feet seasonally ("afs") of groundwater for irrigation and domestic use on 40.80 acres of land from a well, EXCEPTING AND RESERVING therefrom all but ninety-six and 02/100 (96.02) afs (0.265 cubic feet per second).

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 003-220-04, 003-220-10
 b) 003-220-05, 013-140-20
 c) 003-220-06, 013-140-21
 d) 003-220-07, 013-140-22

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 2,400,000.00
 Deed in Lieu of Foreclosure Only (value of Property) _____
 Transfer Tax Value: _____
 Real Property Transfer Tax Due: _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 11
 b. Explain Reason for Exemption: Confirmed under the Bankruptcy Act, as amended, 11 U.S.C. §§
101 et seq.

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 *Don-Rita Rice* Capacity Agent
 Don-Rita Rice

Signature _____ Capacity Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: RAINBOW LAND & CATTLE COMPANY, LLC, a Nevada Limited Liability Company
 Address: P.O. Box 1030
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: RUSTY SPUR, LLC, a Utah limited liability company
 Address: 1732 W. Grapevine Drive
 City: St. George
 State: UT Zip: 84790

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Co. Escrow #: 86129
 Address: 761 S. Rainsdance Drive
 City: Pahrump State: NV Zip: 89048

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED