



OFFICIAL RECORD
AMY ELMER, RECORDER

E01

APN 01221037
APN 01221011
APN 01221036
APN 01221034
APN 01210014
APN 01210017
APN 01111017
APN 01110004

GRANT, BARGAIN, SALE DEED

Affirmation Statement

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____

(State specific law)

Doug Rose CEO
Signature Title

RB Doug Rose
Print

7/26/23
Date

Grantee's address and mail tax statement:

50 E. North Temple St., Rm 2225
Salt Lake City, UT 84150-0022

7/26/2023

After Recording Return To
Wallace O. Felsted, Esq.
Kirton McConkie
50 East South Temple Street, Suite 400
Salt Lake City, UT 84111

Mail Tax Statements To:
50 E. North Temple St., Rm 2225
Salt Lake City, UT 84150-0022

Tax Parcel Nos.: 01221037, 01221011, 01221036, 01221034, 01210014, 01210017, 01111017, 01110004

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

(NV, Panaca - Lincoln County)
(PN 519-5276)

FARMLAND RESERVE, INC., a Utah nonprofit corporation, Grantor, whose address is 79 South Main Street, Suite 1000, Salt Lake City, Utah 84111, does hereby GRANT, BARGAIN, SELL, AND CONVEY against all who claim by, through, or under the Grantor to THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, Grantee, whose address is 50 East North Temple Street, Salt Lake City, UT 84150, for the sum of Ten and No/100 Dollars and other good and valuable consideration, the receipt of which are hereby acknowledged, the following described tract of land in Lincoln County, State of Nevada, to-wit:

See Exhibit A, attached hereto and made a part hereof.

Together with all tenements, hereditaments, fixtures, and appurtenances thereto belonging or in any wise appertaining thereto including, but not limited to, easements and rights-of-way over adjoining property, which easements and rights-of-way are appurtenant to the real property described on Exhibit A, and all of Grantor's interest in and to water, wells, and all water rights appurtenant to said real property described on Exhibit A including, without limitation, the water rights described on Exhibit B, and all of Grantor's interest in and to any land lying in the bed of any body of water, waterway, or public street, public road or public avenue in front of or adjoining the land, to have and to hold, the same in fee simple forever.

Subject to:

1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

[Signature and Acknowledgment Follow]
DATED this 24 day of July, 2023.

FARMLAND RESERVE, INC.,
a Utah nonprofit corporation

By: Doug Rose
Name: Doug Rose
Its: CEO

RB

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 24 day of July, 2023, personally appeared before me Doug Rose, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me affirmed, did say that he is the CEO of FARMLAND RESERVE, INC., a Utah nonprofit corporation, and that said document was signed by him in behalf of said Corporation and said Doug Rose acknowledged to me that said Corporation executed the same.

WITNESS my hand and official seal.



Anne Jellinich
NOTARY PUBLIC

S
E
A
L

7/26/2023

EXHIBIT A

Panaca, Lincoln County, Nevada

Tax Parcels # 01221037, # 01221011, # 01221036, # 01221034, # 01210014 and # 01210017

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

PARCEL 1:

The South Half of the Southwest Quarter (S $\frac{1}{2}$ of SW $\frac{1}{4}$); and the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section 13, Township 2 South, Range 67 East, M.D.B.&M.

Reference is made to that certain General Warranty Deed, recorded April 18, 2012, as Entry No. 0141073, Book No. 271, Page No. 82, Official Records.

PARCEL 2:

Those portions of the East Half of the Southeast Quarter (E $\frac{1}{2}$ of SE $\frac{1}{4}$) and the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section 24, Township 2 South, Range 67 East, M.D.B.&M. lying and being Easterly of the U.S. Highway No. 93 right of way, being more particularly described as:

Beginning at the Southeast Corner of Section 24, Township 2 South Range 67 East, MDB&M.; Thence South 89°43'11" West, along the Section line, a distance of 1,918.73 feet, to a point on an existing fence line and the Easterly right-of-way line of US Highway 93; Thence North 35°10'26" East, along said line, a distance of 1,975.44 feet; Thence North 38°21'18" East, along said line, a distance of 399.92 feet, to a fence corner; Thence North 51°18'56" West, along said line, a distance of 39.91 feet to a fence corner; Thence North 35°12'10" East, along said line, a distance of 477.66 feet, to a fence corner; Thence North 38°13'17" East, along said line a distance of 2067.91 feet, to a fence corner; thence North 73°11'08" East, along said line a distance of 269.16 feet, to a fence corner; thence North 26°54'11" East, along said line, a distance of 1660.37 feet to a fence corner; Thence leaving said right-of-way line and running South 70°00'45" East, along an existing fence line and an extension thereof, a distance of 600.40 feet; Thence South 12°40'52" East, a distance of 199.89 feet; Thence South 01°13'40" East, a distance of 1,142.25 feet; Thence South 02°23'33" East, a distance of 37.08 feet; Thence South 02°07'56" East, a distance of 1,286.82 feet; Thence South 02°04'04" East, a distance of 1,360.04 feet; Thence North 89°25'28" West, a distance of 154.94 feet; Thence North 89°25'29" West, a distance of 2,572.55 feet; Thence South 00°09'43" West, a distance of 1,320.39 feet, to the Point of Beginning.

Reference is made to that certain Corrective Quitclaim Deed, recorded April 11, 2012, as Entry No. 0141048, Book 271, Page No. 0016, Official Records.

PARCEL 3:

The Northeast Quarter (NE $\frac{1}{4}$); and the East Half of the Southeast Quarter (E $\frac{1}{2}$ of SE $\frac{1}{4}$); and the North Half of the Northwest Quarter (N $\frac{1}{2}$ of NW $\frac{1}{4}$), all in Section 14, Township 2 South, Range 67 East, M.D.B & M.

Reference is made to that certain General Warranty Deed, recorded April 18, 2012, as Entry No. 0141073, Book No. 271, Page No. 82, Official Records.

PARCEL 4:

Parcel Two (2) as shown by map thereof on file in Map Plat Book "C," Page 376 recorded 1/16/08 in the Office of the County Recorder, Lincoln County, Nevada, being more particularly described as:

Commencing at the Northeast Corner of Section 24, Township 2 South, Range 67 East, MDB&M.; Thence South 89°43'22" West along the Section line a distance of 1315.10 feet, to the Northwest Corner of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ of NE $\frac{1}{4}$) of said Section 24; Thence South 00°13'59" West, along the West line of said Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ of NE $\frac{1}{4}$), a distance of 275.51 feet, to the Point of Beginning; Thence South 52°31'36" East, a distance of 1,330.55 feet; Thence South 25°30'35" West, a distance of 412.24 feet; Thence South 57°38'02" East, a distance of 833.75 feet, to a point in the Westerly right-of-way line of US Highway 93; Thence South 35°10'26" West, along said line, a distance of 1,306.07 feet; Thence leaving said right-of-way line and running North 68°34'22" West, a distance of 902.60 feet, to the Southeast Corner of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ of NE $\frac{1}{4}$) of said Section 24; Thence North 00°14'04" East, along the East line of said Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ of NE $\frac{1}{4}$), a distance of 1,320.46 feet, to the Northeast Corner of said Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ of NE $\frac{1}{4}$); Thence North 00°14'54" East, a distance of 1,045.29 feet, to the Point of Beginning.

PARCEL 5:

The Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section 23, Township 2 South, Range 67 East, M.D.B.&M.

Reference is made to that certain General Warranty Deed, recorded April 18, 2012, as Entry No. 0141073, Book No. 271, Page No. 82, Official Records.

PARCEL 6:

The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section 23, Township 2 South, Range 67 East, M.D.B.&M.

Reference is made to that certain Land Patent, recorded September 6, 2022, as Entry No. 2022-162984, Official Records.

PARCEL 7:

Parcel Four (4) as shown by map thereof on file in Map Plat Book "C," Page 376 recorded 1/16/08 in the Office of the County Recorder, Lincoln County, Nevada, being more particularly described as follows:

Beginning at the South $\frac{1}{4}$ Corner of Section 24, Township 2 South, Range 67 East, MDB&M; Thence North $00^{\circ}13'25''$ East, along the Center Section line, a distance of 1,321.59 feet to the Southwest Corner of the Northwest Quarter of the Southeast Quarter ($NW\frac{1}{4}$ of $SE\frac{1}{4}$) of said Section 24; Thence North $89^{\circ}44'22''$ East, a distance of 1,319.56 feet, to the Southeast Corner of said Northwest Quarter of the Southeast Quarter ($NW\frac{1}{4}$ of $SE\frac{1}{4}$) of said Section 24; Thence North $00^{\circ}14'21''$ East, along the East line of said Northwest Quarter of the Southeast Quarter ($NW\frac{1}{4}$ of $SE\frac{1}{4}$), a distance of 212.20 feet; Thence South $54^{\circ}50'22''$ East, a distance of 241.90 feet, to a point on the Westerly right-of-way line of US Highway 93; Thence South $35^{\circ}10'26''$ West, along said line, a distance of 1,710.10 feet, to a point on the South line of said Section 24; Thence leaving said right-of-way line, and running South $89^{\circ}43'11''$ West, along said Section line a distance of 538.24 feet, to the Point of Beginning.

PARCEL 8:

That parcel described as: Parcel One (1) as set forth in that certain Map filed in Book C of Parcel Maps, Page 101 of Official Records. (Part of 012-100-14), said parcel being more particularly described as follows:

Beginning at the North $\frac{1}{4}$ Corner of Section 24, Township 2 South, Range 67 East, MDB&M.; Thence South $00^{\circ}16'56''$ West, along the Center Section line, a distance of 1,320.78 feet, to the Southeast Corner of the Northeast Quarter of the Northwest Quarter ($NE\frac{1}{4}$ of $NW\frac{1}{4}$) of said Section 24 ; Thence South $00^{\circ}18'07''$ West, along said Center Section line, a distance of 1,320.77 feet, to the Southeast Corner of the Southeast Quarter of the Northwest Quarter ($SE\frac{1}{4}$ of $NW\frac{1}{4}$) of said Section 24; Thence South $89^{\circ}27'22''$ West, along the Center Section line, a distance of 1,311.84 feet, to the Southwest Corner of said Southeast Quarter of the Northwest Quarter ($SE\frac{1}{4}$ of $NW\frac{1}{4}$) of said Section 24; Thence South $89^{\circ}27'44''$ West, a distance of 360.52 feet, to the most easterly corner of that parcel as described as Parcel two (s) as set forth in that certain Map filed in Book C of Parcel Maps, Page 101 of Official Records; the following three (3) courses along the northerly and westerly lines of said parcel; Thence North $58^{\circ}28'43''$ West, a distance of 301.43 feet; Thence South $89^{\circ}27'43''$ West, a distance of 431.53 feet; Thence South $00^{\circ}32'17''$ East, a distance of 160.00 feet, to a point on the Center Section line of said Section 24; Thence South $89^{\circ}27'44''$ West, along said line, a distance of 264.11 feet, to the Southwest Corner of the Southwest Quarter of the Northwest Quarter ($SW\frac{1}{4}$ of $NW\frac{1}{4}$) said Section 24; Thence North $00^{\circ}17'11''$ East, along the West Section line, a distance of 2643.68 feet to the Northwest Corner of said Section 24; Thence North $89^{\circ}30'21''$ East, along the North line of said Section 24, a distance of 1311.84 feet to the Northwest Corner of the Northeast Quarter of the Northwest Quarter ($NE\frac{1}{4}$ of $NW\frac{1}{4}$); Thence continuing North $89^{\circ}30'21''$ East, along said North line, a distance of 1,311.84 feet, to the Point of Beginning.

Tax Parcels # 01111017 and # 01110004

PARCEL 9:

The Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section 10, Township 5 South, Range 60 East, M.D.B.&M.

Reference is made to that certain General Warranty Deed, recorded December 22, 2011, as Entry No. 0140273, Book No. 268, Page No. 0630, Official Records.

PARCEL 10:

The Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section 11, Township 5 South, Range 60 East, M.D.B.&M.

Reference is made to that certain General Warranty Deed, recorded December 22, 2011, as Entry No. 0140273, Book No. 268, Page No. 0630, Official Records.

PARCEL 11:

The South Half of the Southeast Quarter (S $\frac{1}{2}$ of SE $\frac{1}{4}$) of Section 14, Township 5 South, Range 60 East, M.D.B.&M.

Reference is made to that certain General Warranty Deed, recorded December 22, 2011, as Entry No. 0140273, Book No. 268, Page No. 0630, Official Records.

PARCEL 12:

The Northeast Quarter (NE $\frac{1}{4}$); the North Half of the Southeast Quarter (N $\frac{1}{2}$ of SE $\frac{1}{4}$); and the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section 23, Township 5 South, Range 60 East, M.D.B.&M.

Reference is made to that certain General Warranty Deed, recorded December 22, 2011, as Entry No. 0140273, Book No. 268, Page No. 0630, Official Records.

PARCEL 13:

The West Half of the Southwest Quarter (W $\frac{1}{2}$ of SW $\frac{1}{4}$); and the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section 24, Township 5 South, Range 60 East, M.D.B.&M.

Reference is made to that certain General Warranty Deed, recorded December 22, 2011, as Entry No. 0140273, Book No. 268, Page No. 0630, Official Records.

PARCEL 14:

The Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ of NW $\frac{1}{4}$); the South Half of the Northwest Quarter (S $\frac{1}{2}$ of NW $\frac{1}{4}$); the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ of NW $\frac{1}{4}$); the West Half of the Southeast Quarter (W $\frac{1}{2}$ of SE $\frac{1}{4}$); and the Southwest Quarter (SW $\frac{1}{4}$) of Section 25, Township 5 South, Range 60 East, M.D.B.&M.

Reference is made to that certain General Warranty Deed, recorded December 22, 2011, as Entry No. 0140273, Book No. 268, Page No. 0630, Official Records.

PARCEL 15:

The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section 26, Township 5 South, Range 60 East, M.D.B.&M.

Reference is made to that certain General Warranty Deed, recorded December 22, 2011, as Entry No. 0140273, Book No. 268, Page No. 0630, Official Records.

PARCEL 16:

The Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ of NW $\frac{1}{4}$); the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ of SW $\frac{1}{4}$); the West Half of the Northeast Quarter (W $\frac{1}{2}$ of NE $\frac{1}{4}$); the North Half of the Southeast Quarter (N $\frac{1}{2}$ of SE $\frac{1}{4}$); and the North Half of the Northwest Quarter (N $\frac{1}{2}$ of NW $\frac{1}{4}$) of Section 36, Township 5 South, Range 60 East, M.D.B.&M.

Reference is made to that certain General Warranty Deed, recorded December 22, 2011, as Entry No. 0140273, Book No. 268, Page No. 0630, Official Records.

EXCEPTING FROM all of the Parcels described above any portion lying within the U.S. Highway No. 93 right-of-way, as the same now exists, including Deeds recorded January 9, 1956 and July 24, 1969 in Books K-1, Page 345 and N-1, Page 417, Official Records, Lincoln County, Nevada.

EXHIBIT B

(Water Rights Description)

Basin	Permit	Certificate
203	65704	21731
203	78919	---
203	78920	21733
203	78921	---
203	86487	---
203	86929	---
203	86931	---
203	86932	---
203	86933	---
203	69447	21732
203	86930	---
203	85622	---
203	V04402	---
209	V01548	---
209	V01825	---

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 01221037, 01221011
 b. 01221036, 01221034
 c. 01210014, 01210017
 d. 01111017, 01110004

2. Type of Property:
- | | |
|---|--|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input checked="" type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>See Aff; supporting docs. ce</u>	

- 3.a. Total Value/Sales Price of Property \$ N/A
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ N/A
 d. Real Property Transfer Tax Due \$ 0 (exempt)

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 1
 b. Explain Reason for Exemption: Buyer and Seller are affiliated business entities with identical common ownership. See attached.

5. Partial Interest: Percentage being transferred: _____ %
 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 Doug Ren Capacity: Corporate Officer-Grantor-FRI **RB**
 Signature Ken R. Jensen Capacity: Auth. Agent-Grantee-Church

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Farmland Reserve, Inc.
 Address: 79 South Main Street, Suite 1000
 City: Salt Lake City
 State: Utah Zip: 84111

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: The Church of Jesus-Christ...
 Address: 50 East North Temple Street
 City: Salt Lake City
 State: Utah Zip: 84150

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Wallace O. Felsted Escrow # _____
 Address: 50 E. South Temple, Suite 400
 City: Salt Lake City State: Utah Zip: 84111

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

[Handwritten Signature]
7/26/2023