

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

Page: 1 of 9 Fee: \$8,334.50

Recorded By FS RPTT: \$0.00

Book- 0521 Page- 0337



0218627

APN: 006-220-02; 006-310-01
006-310-02; 003-310-06
006-320-04; 006-330-03
006-330-04; 006-340-02
007-050-11

Recording Requested By
and Return to:

Grantee

The undersigned affirms that this document
does not contain a social security number.

Grantee's Address/
Mail tax statement to:

Sadler Ranch, LLC
c/o Theodore Yednock
P.O. Box 831
Forest Knolls, CA 94933

1040897-21

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION RECEIVED, LUNDAHL RESEARCH RANCH HOLDINGS, LLC, a Utah Limited Liability Company, Grantor, grants, bargains and sells as against all claiming by, through or under Grantor, and no others, to SADLER RANCH, LLC, a Nevada Limited Liability Company, Grantee, and its successors and assigns forever, the ranch property located in the County of Eureka, State of Nevada, described as follows:

As set forth on Exhibit "A" attached hereto and incorporated herein.

SUBJECT TO:

1. All covenants, conditions, restrictions, exceptions, easements, rights or way, reservations and rights, and other matters evidenced by documents of record.
2. Any and all oil, gas, geothermal or mineral interests, mining claims, rights, or reservations on the property which may be owned by third parties.

3. Agricultural Use Assessment pursuant to Chapter 361A of Nevada Revised Statutes.
4. Reservations in Patents of Record, or in Acts authorizing the issuance thereof; unpatented mining claims, reservations or exceptions.
5. Easements, or claims of easements, not shown by the public records.
6. Encroachments, or questions of location, boundary, and area which are dependent upon a correct survey or inspection of the premises for determination.
7. Taxes for the fiscal year July 1, 2011 to June 30, 2012, now due and payable, which have been pro rated between the Parties as part of the closing.
8. The lien, if any, of supplemental taxes, assessed pursuant to provisions adopted by the Nevada Legislature, and as disclosed by the Nevada Revised Statutes.
9. Rights incidental to the ownership and development of the mineral interests excepted from the land described herein.
10. An easement for electric transmission and/or distribution line or system, and incidental purposes, as granted to Mt. Wheeler Power, Inc., by instrument, Recorded : September 13, 1971, Book 40, Page 327, Official Records of Eureka County, Nevada

Said reservation and exception recites as follows:

TOWNSHIP 24 NORTH, RANGE 52 EAST, M.D.B.&M.
Section 1: SE 1/4 NE 1/4; NE 1/4 SE 1/4;

TOWNSHIP 24 NORTH, RANGE 53 EAST, M.D.B.&M.
Section 6: S 1/2 N 1/2; S 1/2; NW 1/4 NW 1/4;
Section 7: N 1/2 N 1/2;

11. An easement for electric transmission and/or distribution line or system, and incidental purposes, as granted to Mt. Wheeler Power Co., by instrument, Recorded : September 13, 1971, Book 40, Page 363, Official Records of Eureka County, Nevada

Said reservation and exception recites as follows:



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TOWNSHIP 24 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 12: E1/2 NE 1/4;

Section 13: NE 1/4; SW1/4; W 1/2 SE 1/4; SE 1/4 SE 1/4;

Section 23: E 1/2 NE 1/4; SE 1/4;

Section 24: portion

Section 25: N 1/2; N 1/2 S1/2;

Section 26: NE 1/4; N 1/2 SE 1/4; SE 1/4 SE 1/4;.

12. Release and Waiver, dated June 24, 1971, executed by Sadler Bros., Inc. to Mt. Wheeler Power Inc., recorded September 13, 1971, in Book 40, of Official Records, at Page 367, Eureka County, Nevada, from any, effect upon the use of existing telephone lines due to the construction of electrical transmission lines.

13. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto,

Granted to : Nevada Bell

Purpose : communication facilities

Recorded : February 8, 1993, Book 245, Page 151, Document No. 144517, Official Records of Eureka County, Nevada

Affects : SE 1/4 SE 1/4 of Section 5, Township 25 North, Range 53 East, M.D.B.&M.

14. Terms and Conditions of a Grazing Agreement by and between Bailey Ranch and Ezra C. Lundahl Inc. recorded April 21, 2004, Book 378, Page 399, Document No. 186719, Official Records of Eureka County, Nevada.

15. Rights of way for any existing roads, trails, canals, ditches, flumes, conduits, pipe, pole or transmission lines on, under, over, through or across said premises.

TO HAVE AND TO HOLD the property, together with the appurtenances, to the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this deed the day and year hereinbelow written.



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SIGNED this 21 day of September, 2011.

GRANTOR:

**LUNDAHL RESEARCH RANCH HOLDINGS,
LLC, a Utah Limited Liability Company**

BY: Mat Lundahl

TITLE: Manager

COOPY

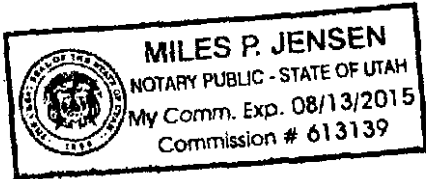


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STATE OF Utah)
) : ss.
COUNTY OF Cache)

This instrument was acknowledged before me on the 21st day of September, 2011,
by Mark Lundahl, the Manager of **LUNDAHL
RESEARCH RANCH HOLDINGS, LLC**, a Utah Limited Liability Company.



Miles P Jensen
NOTARY PUBLIC



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EXHIBIT A
REAL PROPERTY

All that certain real property located in the State of Nevada, County of Eureka, particularly described as follows:

PARCEL 1:

TOWNSHIP 23 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 36: An undivided 1/2 interest in and to SW1/4 NE1/4; SE1/4 NW1/4;

TOWNSHIP 24 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 12: E1/2 NE1/4;

Section 13: NE1/4; SW1/4; NW1/4 SE1/4; S1/2 SE1/4;

Section 23: E1/2 E1/2; W1/2 SE1/4;

Section 24: ALL;

Section 25: N1/2; N1/2 S1/2;

Section 26: E1/2 NE1/4; W1/2 NE1/4; NW1/4 SE1/4; E1/2 SE1/4;

TOWNSHIP 24 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 17: SW1/4 SW1/4;

Section 18: Lots 3 and 4, E1/2 SW1/4; W1/2 SE1/4; SE1/4 SE1/4;

Section 19: Lots 1, 2, 3 and 4; E1/2 W1/2; W1/2 E1/2;

Section 29: NW1/4; W1/2 SE1/4; N1/2 SW1/4; W1/2 NE1/4; SE1/4 SE1/4;

Section 30: Lots 1 and 2; E1/2 NW1/4; NE1/4; N1/2 SE1/4;

Section 32: N1/2 NE1/4;

TOWNSHIP 25 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 5: SE1/4 SE1/4;

EXCEPTING THEREFROM an undivided 1/2 interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever lying in and under said lands as reserved by REINHOLD SADLER, et al, in Deed recorded February 6, 1976, in Book 53, Page 583, Official Records, Eureka County, Nevada.



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PARCEL 2:

TOWNSHIP 24 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 13: SE1/4 NW1/4;
Section 25: S1/2 SW1/4;

EXCEPTING THEREFROM all mineral deposits lying in and under said land as reserved by the United States of America, in Patent recorded January 25, 1979, in Book 68, Page 392, Official Records, Eureka County, Nevada.

PARCEL 3:

TOWNSHIP 24 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 1: SE1/4NE1/4; NE1/4SE1/4;

TOWNSHIP 24 NORTH RANGE 53 EAST, M.D.B.&M.

Section 6: S1/2NE1/4; SE1/4NW1/4; Lots 4 and 5 of NW1/4; E1/2SW1/4; Lot 7 of SW1/4; SE1/4;

Section 7: N1/2NE1/4; NE1/4NW1/4; Lot 1 of NW1/4;

EXCEPTING FROM Parcel 3, 60% of all oil and mineral rights reserved by Ellwood B. Johnston, et ux, Victor W. Swan, et ux, and Theodore N. Tepper, et ux, in deed recorded July 1, 1955, in Book 24, Page 423, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM Parcel 3, 20% of all oil and mineral rights reserved by William Marshall, et ux, in deed recorded November 21, 1955, in Book 24, Page 488, Deed Records, Eureka County, Nevada.

PARCEL 4:

TOWNSHIP 24 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 6: Lot 6;

EXCEPTING FROM Parcel 4 all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, reserved by the United States of America, in patent recorded March 11, 1953, in Book 24, page 267, Deed Records, Eureka County, Nevada.

PARCEL 5:

TOWNSHIP 24 NORTH, RANGE 53 EAST, M.D.B.&M.



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Section 7: Lot 2; SW1/4NE1/4; SE1/4NW1/4;

EXCEPTING FROM Parcel 5 all mineral deposits in said land as reserved by the United States of America, in patent recorded January 22, 1979, in Book 68, Page 382, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM Parcels 3, 4 and 5 all mineral, oil and gas rights reserved by George W. Brown, in deed recorded September 8, 1987, in Book 163, page 524, Official Records, Eureka County, Nevada.

TOGETHER WITH all buildings, fences and other improvements situate thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof.

TOGETHER WITH all right, title and interest of Grantor in and to all springs, water, water rights and stockwater rights applied for, appropriated for, appurtenant to or decreed to said lands, or any portion thereof; all applications, proofs, permits, maps and certificates relating to such water and water rights; all dams, ditches, diversions, licenses, easements, pipelines, structures, measuring devices, headgates, culverts, ponds, and reservoirs; all easements, devices and controls used to apply such water and water rights to beneficial use and for the repair, cleaning, replacement and maintenance of any or all of such facilities and improvements by the use of modern equipment and methods and for access thereto; and all stockwater equipment, facilities, troughs, tanks, pumps, reservoirs, ponds and other stockwater improvements on said lands; including but not limited to the following unadjudicated proofs of appropriation and permits with certificates and permits:

PROOFS

| <u>Proof</u> | <u>Use</u> | <u>Source</u> |
|--------------|------------|--------------------|
| V02658 | Irrigation | Eva Spring |
| V03289 | Irrigation | Big Shipley Spring |
| V03290 | Irrigation | Indian Camp Spring |

PERMITS

| <u>Permit No.</u> | <u>Cert. No.</u> | <u>Use</u> | <u>Source</u> |
|-------------------|------------------|------------|--------------------|
| 4273 | 964 | Irrigation | Big Shipley Spring |
| 5311 | 938 | Stockwater | Siri Spring |
| 5312 | 965 | Stockwater | Bennett Springs |
| 5314 | 966 | Stockwater | Bennett Spring #1 |
| 5769 | 939 | Irrigation | Josephine Spring |
| 6254 | 1409 | Irrigation | James White Spring |
| 7247 | 1195 | Irrigation | Eva Spring |



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| | | | |
|---------|-------|------------|---------------------|
| 37933 | 11470 | Stockwater | Corta Well #1* |
| 37934 | 12063 | Stockwater | Cabin Spring* |
| 37935 | 12094 | Stockwater | Exploration Spring* |
| 50581 | 12378 | Irrigation | Well |
| 50582 | 12379 | Irrigation | Well |
| 70305 | 19787 | Stockwater | Well |
| 77082 | -- | Irrigation | Well |
| 77083 | -- | Irrigation | Well |
| 80187** | -- | Spring | Quaking Spring* |

*Co-owned

**Permit not issued

TOGETHER with any and all rights, privileges, preferences, licenses, leases and permits to graze livestock upon the public lands administered by the United States Department of the Interior, Bureau of Land Management, based upon, appurtenant to or used in connection with the real property or any portion thereof.

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N-02483.050



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Official Record

Requested By STEWART TITLE ELKO

Eureka County - NV

Mike Rebaleati - Recorder

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Fee: \$8,334.50

Recorded By FS

PRTT: \$0.00

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) Various Apn#'s
b) Master APN# 006-320-04
c)
d)

2. Type of Property

- a) Vacant Land
b) Single Family Residence
c) Condo/Twnhse
d) 2-4 Plex
e) Apartment Bldg.
f) Commercial/Industrial
g) X Agricultural
h) Mobile Home
i) Other

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (\$2,125,000.00)
Transfer Tax Value (\$2,125,000.00)
Real Property Transfer Tax Due: (\$8,287.50)

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.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Capacity:
Lundahl Research Ranch Holdings, LLC
Signature: Capacity: Grantor
Sadler Ranch, LLC.

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name: Lundahl Research Ranch Holdings, LLC
Address: P.O. Box 512
City/State/Zip Mendon, UT 84325

Print Name: Sadler Ranch, LLC.
Address: P.O. Box 831
City/State/Zip Forest Knolls, CA 94933

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Title of Nevada Escrow No 1040897-21
Address: 810 Idaho Street
City Elko State: NV Zip 89801