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GARY KEARL
Elko County – NV
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Page 1 of 24 Fee: $37.00
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WHEN RECORDED, RETURN TO:
Gary Kearl
907 E 1300 N
Mapleton, UT 84664

# *QUITCLAIM DEED*

**SCOTT COOPER McLACHLAN AND JULIE ANN McLACHLAN**, GRANTORS, of Lehi, Utah, hereby QUIT CLAIM to (Husband and Wife)

**WILSON CORD HOLDINGS LLC** GRANTEE, a Utah Limited Liability Company of Mapleton, Utah, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Elko, State of Nevada:

The PARCELS described in EXHIBITS A, B, C, D, E and F attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF the Grantor has caused its hand to be hereunto affixed, this 8TH day of December, 2014.

Scott Cooper McLachlan Julie Ann McLachlan

Scott Cooper McLachlan Julie Ann McLachlan

STATE OF UTAH
County of
UTAH

On the 31 day of December, 2014, personally appeared before me Scott Cooper McLachlan and Julie Ann McLachlan, who being duly sworn did say that they are the owners of the subject property and that said instrument was signed by them.

Angie M. Allen
NOTARY PUBLIC

My Commission Expires:
04/26/18

Residing in: Saratoga Springs, UTAH

ANGIE M ALLEN
NOTARY PUBLIC - STATE OF UTAH
COMMISSION # 674229
COMM. EXP. 04-26-2018

Wilson / Cord Ranch

South on Jiggs Highway from Springcreek, Nevada 89815

Parcels:

APN: 006-050-003
006-060-003
006-280-001
006-280-012
006-500-007
006-270-015
006-270-004
005-450-002
006-060-005
006-060-006
006-060-009
006-070-020
006-290-010
005-240-001
006-030-002
005-460-001
006-040-002
006-260-006
005-250-001
005-250-002
005-470-001
006-050-001
006-270-006
005-480-001

Together with all buildings and improvements, water, water rights and water shares.

# EXHIBIT A

## Legal Description

PARCEL 1:

TOWNSHIP 28 NORTH, RANGE 55 EAST, M.D.B.&M.:

Section 1: Lot 3 of NW1/4; S1/2NW1/4; NW1/4SW1/4

Section 2: NE1/4SE1/4; and also the following described parcel of land situate in the SE1/4SE1/4 of Section 2, lying West of the East bank of Huntington Creek, and also that certain corner or piece of land lying East of said Creek in the Northwest corner of said corner section lying North of the Antone Sestanovich fence, extending East from said Creek to the point where the North and South Porch fence will extend in a Southerly direction on the line of said fence cut to intersect said Sestanovich fence.

Section 11: NE1/4; N1/2NW1/4; SE/14NW1/4; W1/2SE1/4; NE1/4SW1/4; S1/2SW1/4

Section 14: N1/2NW1/4; SW1/4NW1/4

Section 15: SE1/4NE1/4; N1/2SE1/4; SW1/4SE1/4; NE1/4SW1/4

TOWNSHIP 29 NORTH, RANGE 55 EAST, M.D.B.&M:

Section 13: SE1/4SE1/4

Section 24: E1/2NE1/4; SE1/4

Section 25: NE1/4; N1/2SE1/4; SW1/4SE1/4; SE1/4SW1/4

EXCEPTING from said NE1/4 one acre, or thereabouts, heretofore and now used as a cemetery and reserving the right of ingress and egress therefrom by the usually traveled route connecting with the public highway, as set out in Book 35 of Deeds Page 230, Elko County records, executed by Geo. M. Clayton, the duly appointed, qualified and acting administrator of the Estate of Thomas S. Porch, deceased, to William Kennett and Katherine Kennett.

Section 36: NW1/4; E1/2SW1/4

TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M.:

Section 4: Lots 3 and 4; SE1/4NW1/4

Section 6: E1/2; E1/2NW1/4; NE1/4SW1/4

Section 7: NE1/4; W1/2SE1/4; E1/2SW1/4; Lot 4

Section 18: E1/2NW1/4; Lots 1, 2, 3 and 4

TOWNSHIP 30 NORTH, RANGE 53 EAST, M.D.B.&M.:

Section 13: All

TOWNSHIP 30 NORTH, RANGE 56 EAST, M.D.B.&M.:

Section 31: E1/2; E1/2W1/2

Section 32: All

Section 33: That portion of the W1/2 bounded and described as follows:

Beginning at the Southwest corner of said Section; thence North 5,280.13 feet to the Northwest corner; thence East 111.19 feet to a division fence; thence S20 degrees E along said fence 5, 619 feet to the South line of said Section; thence West 2,033 feet to the place of beginning.

TOWNSHIP 31 NORTH, RANGE 54 EAST, M.D.B.&M.:

Section 3: Lots 1, 2, and 3; S1/2NE1/4; SE1/4NW1/4; E1/2SW1/4; SE1/4

Section 10: E1/2W1/2

Section 15: All

Section 21: E1/2; S1/2SW1/4; NE1/4SW1/4

Section 25: E1/2E1/2

Section 28: W1/2NW1/4

Section 29: All

Section 31: All, excepting that portion lying Westerly of the Bureau of Land Management allotment fence as conveyed by deed recorded in Book 45, Page 376, of Official Records, Elko County.

Section 32: W1/2NE1/4; SE1/4NW1/4; NW1/4SE1/4

PARCEL 2:

TOWNSHIP 29 NORTH, RANGE 53 EAST, M.D.B.&M.:

Section 1: All

Section 3: Lots 1 and 2; S1/2NE1/4; SE1/4

Section 10: NE1/4

Section 11: All

Section 15: E1/2

TOWNSHIP 29 NORTH, RANGE 54 EAST, M.D.B.&M.:

Section 5: Lots 1, 2, 3 and 4; S1/2N1/2

Section 7: All

TOWNSHIP 30 NORTH, RANGE 54 EAST, M.D.B.&M.:

Section 3: SW1/4SW1/4

Section 4: SE1/4SE1/4

Section 5: All

Section 8: E1/2; E1/2W1/2

Section 9: All

Section 10: W1/2; SW1/4NE1/4; W1/2SE1/4; SE1/4SE1/4

Section 15: All

Section 16: All

Section 17: All

Section 20: E1/2

Section 21: All

Section 22: All

Section 23: W1/2W1/2

Section 27: All

Section 28: All

Section 29: All

Section 31: All

Section 33: N1/2N1/2

TOWNSHIP 30 NORTH, RANGE 55 EAST, M.D.B.&M.:

Section 13: E1/2SE1/4; E1/2SW1/4

Section 24: E1/2NE1/4; NE1/4SE1/4

TOWNSHIP 30 NORTH, RANGE 56 EAST, M.D.B.&M.:

Section 19: SW1/4; W1/2NW1/4; SE1/4NW1/4; SW1/4NE1/4; W1/2SE1/4; SE1/4SE1/4

Section 28: That portion of the SW1/4SW1/4, bounded and described as follows:

Beginning at the Southwest corner of said Section 28; thence North 126.91 feet; thence S 77°15" E, 72.5 feet to division fence; thence S 20° E, 118 feet along said fence; thence West 111.19 feet to the place of beginning.

Section 29: That portion of the S1/2S1/2 bounded and described as follows:

Beginning at the Southwest corner of said Section; thence North 908 feet to fence corner thence N 86°15' E, along division fence 1,320 feet; thence S 77°15' E, 4,048.4 feet to the East line of said Section 29; thence South 126.91 feet to the Southeast corner of said Section; thence N 89°43' W, 5,265.81 feet to the place of beginning.

Section 30: S1/2; NE1/4; E1/2NW1/4

TOWNSHIP 30 NORTH, RANGE 53 EAST, M.D.B.&M.:

Section 1: All

Section 3: Lots 1 and 2; SE1/4; E1/2SW1/4; SW1/4SW1/4; SE1/4NW1/4

EXCEPTING from Section 3, Township 30 North, Range 53 East, M.D.B.&M., a parcel reserved by Southern Pacific Land Company in deed recorded March 9, 1950 in Book 58, Page 22, Deed Records, Elko County, Nevada. Said parcel was released to the United States of

America on November 8, 1913.

Section 9: That portion of the NE1/4 lying Easterly of the BLM allotment fence.

Section 15: All

Section 23: All

Section 25: All

Section 27: NE1/4; NE1/4NW1/4; NE1/4SE1/4; all other land running on the Easterly drainage of the principal ridge running through said Section 27 which divides the drainage Easterly and Westerly, whether herein described or not.

Section 35: E1/2; E1/2W1/2

TOWNSHIP 30 NORTH, RANGE 54 EAST, M.D.B.&M.:

Section 7: All

Section 19: All

PARCEL 3:

TOWNSHIP 29 NORTH, RANGE 55 EAST, M.D.B.&M.:

Section 1: All

Section 2: All

Section 3: All

TOWNSHIP 29 NORTH, RANGE 56 EAST, M.D.B.&M.:

Section 6: Lots 4 and 5; SE1/4SW1/4

Section 7: E1/2NW1/4

TOWNSHIP 30 NORTH, RANGE 54 EAST, M.D.B.&M.:

Section 3: SE1/4SW1/4; S1/2SE1/4

Section 4: S1/2SW1/4; SW1/4SE1/4

Section 6: All

Section 8: W1/2W1/2

Section 10: N1/2NE1/4; SE1/4NE1/4; NE1/4SE1/4

Section 11: W1/2W1/2

Section 14: W1/2W1/2

Section 18: All

Section 20: W1/2

Section 32: N1/2N1/2

TOWNSHIP 30 NORTH, RANGE 55 EAST, M.D.B.&M.:

Section 34: All

Section 35: All

Section 36: All

TOWNSHIP 30 NORTH, RANGE 56 EAST, M.D.B.&M.:

Section 30: Lots 1 and 2

Section 31: Lots 1, 2, 3, and 4

TOWNSHIP 31 NORTH, RANGE 54 EAST, M.D.B.&M.:

Section 10: E1/2

Section 28: W1/2SW1/4

Section 32: E1/2E1/2; N1/2NW1/4; SW1/4NW1/4; SW1/4; SW1/4SE1/4

PARCEL 4:

TOWNSHIP 30 NORTH, RANGE 53 EAST, M.D.B.&M.:

Section 3: E1/2 of Lot 3; S1/2NE1/4

PARCEL 5:

TOWNSHIP 28 NORTH, RANGE 54 EAST, M.D.B.&M.:

An undivided one-fifth interest in and to the following described lands:

Section 16: NW1/4SE1/4; SW1/4

Section 17: S1/2

Section 18: Lot 3

# EXHIBIT B

## Water Rights

All water and water rights, ditch and ditch rights, represented by the following proofs of appropriation stipulated in the matter of the determination of the relative rights of the claimants and appropriators of the waters of the Humboldt River stream system and tributaries entitled the Humboldt River Adjudication held in the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt, Docket No. 2804:

| Humboldt River Decree No. |
|---|
| 00359 |
| 00363 |
| 00655 |
| 00674 |
| 00675 |
| 00678 |
| 00679 |

All water and water rights, ditch and ditch rights, represented by the following permits and certificates issued in accordance with Nevada Revised Statutes under Title 48-Water, Chapter Nos. 532-538, inclusive, by the Nevada State Engineer, Nevada State Division of Water Resources and identified by the Office of the Nevada State Engineer, Nevada State Division of Water Resources, as follows:

| Permit No. | Certificate No. |
|---|---|
| 2295 | 933 |
| 17062 | 4930 |
| 17063 | 4931 |
| 45006 | 12272 |
| 61775 | |
| 61776 | |
| 61777 | |
| 63224 | |
| 63225 | |
| 63226 | |
| 63227 | |

# EXHIBIT C

## DESCRIPTION

All those certain lots, pieces or parcels of land situate in the County of Elko, State of Nevada, more particularly described as follows:

PARCEL 1

TOWNSHIP 31 NORTH, RANGE 56 EAST, MDB&M

Section 24: S1/2S1/2
Section 25: E1/2; S1/2NW1/4; NE1/4NW1/4; SW1/4

TOWNSHIP 31 NORTH, RANGE 57 EAST, MDB&M

Section 19: W1/2SE1/4; SE1/4SE1/4; E1/2SW1/4; Lots 3 and 4 of SW1/4
Section 29: W1/2
Section 30: Lots 1, 2, 3, 4; E1/2W1/2; E1/2
Section 32: NW1/4NE1/4

EXCEPTING FROM the W1/2SE1/4 and SE1/4SE1/4 of Section 19, in Township 31 North, Range 57 East, MDB&M., all that portion of said land conveyed by PAUL SCHILLERSTROM to HENRY PETERSON by Deed dated September 15, 1908 recorded in Bock 31 of Deeds at Page 459, Elko County, Nevada.

FURTHER EXCEPTING FROM Section 19, Township 31 North, Range 57 East, MDB&M, that parcel as conveyed by G. W. HARDESTY et al to MARGARET E. CLAYTON et al by Deed dated April 24, 1905, recorded in Book 30 of Deeds at page 407, Elko County, Nevada.

FURTHER EXCEPTING FROM the NE1/4SW1/4 and Lots 3 & 4 in Section 19, Township 31 North, Range 57 East, MDB&M., that parcel as conveyed by WILLIAM W. KANE et ux, to P.J. OGILVIE by Deed dated April 26, 1938, recorded in Book 49 of Deeds at page 98, Elko County, Nevada.

The exceptions set forth herein appear to be more definitely described in a quiet title action wherein P.J. OGILVIE and wife are Plaintiffs, and Z.T. HARDESTY, GEO. W. HARDESTY, W.W. KANE, et al, are Defendants, Case No. 4834, District Court of the Fourth Judicial District of the State of Nevada, in and for the County of Elko, as follows:

A tract of land in the Northeast quarter of the Southwest quarter and Lots 3 and 4 of Section 19, Township 31 North, Range 57 East, MDB&M, more particularly described as follows:

Beginning at Corner No. 1, a point identified as the former position of the West quarter corner of Section 19, Township 31 North, Range 57 East, MDB&M.;

running thence South a distance of 1124.90 feet to a point in a fence line now in place, and Corner No. 2;

Thence along a fence line South 59°08' East a distance of 400.60 feet to Corner No. 3;

Thence along a fence line South 77°04' East a distance of 370.30 feet to Corner No. 4;

Thence along a fence line South 59°02' East a distance of 237.30 feet to Corner No. 5;

Thence along a fence line North 48°08' East a distance of 1051.60 feet to Corner No. 6;

Thence along a fence line North 41°46' West a distance of 156.70 feet to Corner No. 7;

Thence along a fence line North 24°42' West a distance of 67.20 feet to Corner No. 8;

Thence along a fence line North 35°03' West a distance of 741.80 feet to Corner No. 9;

Thence along a fence line North 87°21' West a distance of 108.50 feet to Corner No. 10;

Thence along a fence line North 14°52' West a distance of 44.80 feet to Corner No. 11;

Thence West a distance of 1012.80 feet to Corner No. 1, the place of beginning.

PARCEL 2

TOWNSHIP 31 NORTH RANGE 56 EAST, MDB&M

Section 23: S1/2
Section 25: NW1/4NW1/4
Section 26: N1/2; N1/2SE1/4; N1/2SW1/4; SW1/4SW1/4
Section 27: NE1/4; N1/2SE1/4; SE1/4SE1/4
Section 34: NE1/4NE1/4
Section 35: N1/2NW1/4

EXCEPTING FROM all that portion of the N1/2 of Section 26 in Township 31 North, Range 56 East, MDB&M as described in Deed executed by LEE WILSON & COMPANY, a Delaware Corporation to LARRY D. ORTMAN et al recorded August 30, 1971 in Book 153 of Official Records at Page 166, Elko County, Nevada, more particularly described as follows:

All of that portion of the N1/2 of Section 26, T. 31 N., R. 56 E., MDB&M., and situated in Elko County, described as follows:

Beginning at a 3/8" diameter 18" steel pin from which the NW corner of Section 23, T. 31 N., R. 56 E., MDB&M., being the intersection of two old fence lines, bears N. 26°39'25" W., 6054.48 feet distant.

(1) Thence from said point of beginning S. 89°38'29" E., 1311.53 feet to 3/8" diameter x 18" steel pin;

(2) Thence S. 0°37'55" E., 682.14 feet to a 3/8" diameter x 18" steel pin;

(3) Thence N. 87°07'13" W., 1326.13 feet to a 3/8" diameter x 18" steel pin;

(4) Thence N. 0°29'54" E., 623.71 feet to the point of beginning.

EXCEPTING THEREFROM Parcel 2, an undivided one-half interest in and to all oil, gas, petroleum naptha and other hydrocarbon substances and minerals of whatsoever nature, in, upon or beneath the property, together with the right of entry and all other rights, including all rights-of-way and easements which may be necessary for the development, production and removal of said substances and minerals, as reserved by FEDERAL LAND BANK OF BERKELEY in Deeds to THOMAS P. KANE and

ROBERT L. KANE recorded September 25, 1950, in Book 58 of Deeds at Page 433 and Page 435, Elko County, Nevada.

PARCEL 3

TOWNSHIP 31 NORTH, RANGE 56 EAST, MDB&M

| | |
|---|---|
| Section 9: | All |
| Section 10: | SW1/4; W1/2SE1/4; S1/2NW1/4 |
| Section 11: | E1/2; E1/2W1/2; NW1/4NW1/4 |
| Section 15: | All |
| Section 16: | NE1/4; E1/2NW1/4; N1/2SE1/4; EXCEPTING THEREFROM any portion of State Highway 46, as it presently exists |
| Section 21: | All |
| Section 22: | All |
| Section 23: | N1/2 |

EXCEPTING FROM the E1/2SW1/4; S1/2NW1/4; NW1/4NW1/4; of Section 9; the W1/2NE1/4; NE1/4NW1/4; N1/2SE1/4 of Section 16; and the W1/2SW1/4 of Section 22 in Township 31 North, Range 56 East, MDB&M portions described in Deed executed by JENNIE W. DROWN, et al to COUNTY OF ELKO, for Right of Way for highway recorded July 19, 1951 in Book 60 of Deeds at Page 15A, Elko County, Nevada.

EXCEPTING FROM the E1/2SW1/4; S1/2NW1/4; NW1/4NW1/4 of Section 9; the W1/2NE1/4; and NE1/4NW1/4 of Section 16 in Township 31 North, Range 56 East, MDB&M portions described in Deed executed by GRAYDON DROWN et al to STATE OF NEVADA for Right of Way for highway recorded August 14, 1951 in Book 60 of Deeds at Page 122, Elko County, Nevada.

EXCEPTING FROM the SW1/4SW1/4 of Section 22 in Township 31 North, Range 56 East, MDB&M that portion as described in Deed executed by LEE WILSON AND COMPANY, a Delaware corporation to C.P. NATIONAL CORPORATION, a California corporation recorded June 6, 1979 in Book 293 of Official Records at Page 250, Elko County, Nevada, described as follows:

That portion of the SW1/4 of the SW1/4 of Section 22, Township 31 North, Range 56 East, MDB&M., described as follows:

Commencing at the Southwest section corner of said Section, thence North 3°46' 42" East a distance of 185.23 feet to Corner Number 1, the Point of Beginning,

Thence North 11°58'44" West a distance of 60.00 feet to Corner Number 2;

Thence North 78°01'16" East a distance of 80.00 feet to Corner Number 3;

Thence South 11°58'44" East a distance of 60.00 feet to Corner Number 4;

Thence South 78°01'16" West a distance of 80.00 feet to Corner Number 1, the Point of Beginning shown as Parcel No. 1 on that certain Parcel Map for LEE WILSON filed June 6, 1978 in the Office of the Elko County Recorder, Elko County, Nevada, File No. 123025.

EXCEPTING FROM a portion of Section 15, the N1/2 of the SE1/4 of Section 16, all of Section 22, and the N1/2 of Section 23, an undivided one-half interest in and to all oil, gas, petroleum, neptha, other hydrocarbon substances and minerals of whatsoever kind and nature reserved in deed executed by Federal Land Bank of Berkeley, recorded February 13, 1941 in Book 50 of Deeds, at Page 522, Elko County, Nevada, Records.

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas, petroleum and other minerals and mineral, whether metallic or nonmetallic owned by WILLIAM W. DROWN, et ux, et al, as of April 30, 1956 as reserved in Deed recorded July 6, 1956 in Book 70 of Deeds, at Page 72, Elko County, Nevada, Records.

PARCEL 4

TOWNSHIP 31 NORTH, RANGE 56 EAST, MDB&M

Section 16: W1/2W1/2; E1/2SW1/4; S1/2SE1/4

EXCEPTING THEREFROM all the oil and gas as reserved in Patent issued by United States of America recorded January 23, 1963 in Book 33 of Official Records, at Page 349, Elko County, Nevada.

PARCEL 5

TOWNSHIP 30 NORTH, RANGE 55 EAST, MDB&M

Section 1: Lots 1, 2, 3 & ,4; S1/2N1/2; S1/2 (All)

TOWNSHIP 31 NORTH, RANGE 55 EAST, MDB&M

Section 25: All
Section 36: E1/2; E1/2SW1/4

TOWNSHIP 31 NORTH, RANGE 56 EAST, MDB&M

Section 19: Lots 1, 2, 3 & 4; E1/2W1/2; E1/2 (All)
Section 30: Lot 1; E1/2NW1/4 Excepting any portion of Lot 2; Lots 3 and 4
Section 31: Lots 1, 2, 3 & 4 E1/2W1/2; E1/2 (All)

EXCEPTING FROM the SE1/4NE1/4 and E1/2SE1/4 of Section 36 in Township 31 North, Range 55 East, MDB&M and Lot 1 and the E1/2NW1/4 of Section 30 in Township 31 North, Range 56 East, MDB&M all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in said tract as expressly reserved by the STATE OF NEVADA in Patents recorded June, 21, 1914 in Book 6 of Patents at Page 363, and recorded January 21, 1919 in Book 8 of Patents at Page 477, Elko County, Nevada.

FURTHER EXCEPTING FROM the E1/2SW1/4; W1/2E1/2 and NE1/4NE1/4 of Section 36 in Township 31 North, Range 55 East, MDB&M, all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in said tract as expressly reserved by the STATE OF NEVADA in Patent recorded June 12, 1909 in Book 6 of Patents at Page 44, Elko County, Nevada.

FURTHER EXCEPTING FROM the W1/2SW1/4 of Section 30, Township 31 North, Range 56 East, MDB&M, the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted as provided by law as reserved in Patent issued by the UNITED STATES OF AMERICA, recorded November 13, 1925 in Book 8 of Patents at Page 39, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to all gas, oil and mineral rights held by CHARLES B. ZUNINO, et ux, et al on

March 2, 1970 as reserved in Deed executed by CHARLES B. ZUNINO, et ux, et al, to LEE WILSON & COMPANY recorded March 2, 1970 in Book 120 of Official Records at Page 623, Elko County, Nevada.

PARCEL 6

TOWNSHIP 31 NORTH, RANGE 56 EAST, MDB&M

Section 26: SE1/4SW1/4; S1/2SE1/4

EXCEPTING THEREFROM all oil and gas mineral deposits together with necessary access and exit rights and the right to conduct all necessary and incidental activities including, without limitation, all drilling operations, storage and transportation facilities deemed reasonably necessary as reserved in Patent issued by the United States of America recorded October 29, 1993 in Book 837 of Official Records at Page 391, Elko County, Nevada.

# EXHIBIT D

## VESTED WATER RIGHTS

The following are decreed water rights appurtenant to the Real Property as set forth in the Decree entered in case number 2804 in the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt entitled "In the Matter of the Determination of the Relative Rights of Claimants and Appropriators of the Waters of the Humboldt River Stream System and Tributaries".

| Proof No. | Harvest | Acres Meadow | Diversified Pasture | Total Acres | Acre Feet |
|---|---|---|---|---|---|
| 00355 | 632.02 | | | 632.02 | 1896.06 |
| 00355 | 212.43 | | | 212.43 | 637.29 |
| 00377 | 273.83 | | | 273.83 | 821.49 |
| 00385 | 1028.58 | 66.50 | 241.70 | 1336.78 | 3366.77 |
| 00388 | 942.23 | 57.20 | 305.95 | 1305.38 | 3141.95 |
| Total | 3089.09 | 123.70 | 547.65 | 3760.44 | 9863.56 |

Permitted Water Rights

| Permit # | Cert. # | Use | Units | CFS | Source |
|---|---|---|---|---|---|
| 47156 | 11714 | Stockwater | 200 cattle | 0.0062 | well |
| 47157 | 11880 | Stockwater | 200 cattle | 0.0062 | well |
| 50093 | 12449 | Stockwater | 200 cattle | 0.0062 | well |
| 56768 | 14815 | Stockwater | 800 cattle | 0.025 | well |
| 68099 | 16580 | Stockwater | 300 cattle | 0.0094 | well |

# EXHIBIT E

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

PARCEL I:

TOWNSHIP 30 NORTH, RANGE 56 EAST, M.D.B.&M.

Section 20: SW¼SW¼.
Section 28: SW¼NW¼; SW¼SE¼; NW¼SW¼; E½SW¼.

Also that portion of the SW¼SW¼ of Section 28 bounded and described as follows:

Beginning at a point 126.91 feet North of the Southwest corner of said Section 28; thence North a distance of 1,193.09 feet to the Northwest corner of said SW¼SW¼; thence East a distance of 1,320.00 feet; thence South a distance 1,320.00 feet; thence West a distance of 1,208.81 feet to a fence; thence North 20° West a distance of 118.00 feet along said fence; thence North 77°15' West a distance of 72.60 feet to the point of beginning.

Section 29: N½; N½ S½.

Also that portion of the S½S½ bounded and described as follows:

Beginning at a point which is the corner of a fence lying North a distance of 908.00 feet from the Southwest Corner of said Section 29; thence North 86°15' East a distance of 1,320.00 feet along said fence; thence South 77°15' East a distance of 4,048.40 feet to the East line of said Section

29; thence North a distance of 1,193.00 feet to the Northeast corner of the SE¼SE¼ of said Section 29, thence North 89°43' West a distance of 5,265.81 feet to the West line of said Section 29 being also the Northwest corner of the SW¼SW¼ of Section29; thence South 412.00 feet to the point of beginning.

Section 33: SE¼NE¼; W½NE¼; and the SE¼.

Also all that portion of W½ lying Easterly of a division fence, which fence begins at a point on the South line of said Section 33 a distance of 2,033 feet East of the Southwest corner of said Section 33 and runs thence North 20° West a distance of 5,619.00 feet to a point on the North line of said section 33 which lies 111.19 feet East of the northwest corner of said section.

PARCEL II:

T. 30N., R. 56 E., M.D.B.&M.

Section 33: NE¼NE¼.
Section 34: S½SW¼NW¼NW¼; NW¼SW¼NW¼NW¼; W½SW¼NW¼; NW¼NW¼SW¼; W½SW¼NW¼SW¼; W½NW¼SW¼SW¼; NE¼NW¼SW¼SW¼.

EXCEPTING AND RESERVING TO THE UNITED STATES:

A right-of-way thereon for ditches and canals constructed by the authority of the United States, Act of August 30,1890, 26 Stat. 391; 43 U.S.C. 945;

All the oil and gas in the lands so patented, and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914, 38 Stat. 509, as supplemented; 30 U.S.C. 121-124;

SUBJECT TO:

Those rights for transmission line purposes which have been granted to Wells Rural Electric Company, its successors or assigns, under the Act of March 4, 1911, 36 Stat. 1253, as amended, 43 U.S.C. 961, as to NE¼NE¼ said Sec. 33, S½SW¼NW¼NW¼, NW¼SW¼NW¼NW¼, W½SW¼NW¼, NW¼NW¼SW¼, W½SW¼NW¼SW¼, W½NW¼SW¼SW¼ of said Sec. 34, which are due to expire April 23, 2019;

A right-of-way for a Federal Aid Highway, Act of August 27, 1958, as amended, 23 U.S.C. 317, as to W½NW¼SW¼SW¼, NE¼NW¼SW¼SW¼; Said Sec. 34.

PARCEL III:

RED ROCK FIELD

An undivided 10% interest in and to:

T. 28 N., R. 54 E., M.D.B.&M.

Section 16: NW¼SE¼; SW¼.
Section 17: S½
Section 18: Lot 3

PARCEL IV

TOWNSHIP 30 NORTH, RANGE 56 East, M.D.B&M.

Section 28: SW¼NE¼NW¼; S½NE¼NW¼NW¼; W½NW¼NW¼; SE¼NW¼NW¼; SE¼NW¼.

The above metes and bounds description above have previously recorded on December 30, 1986 in Official Records of the Office of the Elko County Recorder, as File No. 223302

Subject To all of the encumbrances, restrictions, reservations and rights of the United States and third parties recited in the United States patent conveying said real property to WESTERN RESOURCE MANAGEMENT, INC., a Nevada Corporation, including but not limited to a reservation to the United States of a right-of-way for ditches or canals constructed by the authority of the United States (Act of August 30,1980, 43 U.S.C. 945) and to a reservation to the United States of all oil and gas in the land so patented under the general mineral leasing laws; and to any

and all third party rights of use or occupation either of record or actually existing on the property.

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversion, remainder and remainders, rents, issues and profits thereof.

TOGETHER WITH: All springs, wells, water, water rights and stockwater rights applied for, appropriated, appurtenant to or decreed to or used in connection with said lands, or any portion thereof; all applications, agreements, proofs, permits, maps and certificates relating to such water and water rights; all dams, ditches, diversions, licenses, easements, pipelines, structures, including but not limited to the following.

That portion of Proof 00359 pursuant to the Decree entered in Case No. 2804 in the Sixth Judicial District Court of the State of Nevada, in and for the County of Humboldt, described as follows:

1282.65 acres of harvest
22.50 acres of diversified pasture

All interest in and to permits issued by the State Engineer described as follows:

| Permit No. | Source | Use |
|---|---|---|
| 44794 | Robinson Creek Well | Stockwater |
| 44870 | West Jiggs Wells | Stockwater |

TOGETHER WITH all rights, privileges, preferences, term permits and leases to graze livestock on the public lands administered by the United States Department of the Interior, Bureau of Land Management, Elko Field Office, based upon, appurtenant to or used in connection with the real property or any portion thereof, with all range improvements and stockwater rights on the public lands grazed pursuant to these preferences and the cooperative agreements and permits therefor, including but not limited to, the following preference:

| | |
|---|---|
| Robinson Creek Allotment | 1,572 aum's active use |
| | 691 aum's suspended use |

# EXHIBIT F

**PARCEL 1:**

**TOWNSHIP 31 NORTH, RANGE 55 EAST, M.D.B.&M.**

**SECTION 13: N1/2;**
**SECTION 23: ALL;**
**SECTION 35: ALL;**

**PARCEL 2:**

**PARCEL 4B AS SHOWN ON THAT CERTAIN PARCEL MAP FOR NEVADA LAND AND RESOURCE CO., LLC. FILED IN THE OFFICE OF THE COUNTY RECORDER OF ELKO COUNTY, STATE OF NEVADA, ON AUGUST 29, 2003, AS FILE NO. 505405, BEING A PORTION OF SECTION 25, TOWNSHIP 32 NORTH, RANGE 55 EAST, M.D.B.&M.**

**PARCEL 3:**

**TOWNSHIP 32 NORTH, RANGE 56 EAST, M.D.B.&M.**

**SECTION 19: LOTS 1, 2, 3 AND 4; E1/2 NW1/4; AND THAT PORTION OF THE E1/2 SW1/4 LYING EASTERLY OF STATE HIGHWAY 228.**

DOC # DV – 696926
04/08/2015 02:23 PM
Official Record

Requested By
GARY KEARL

Elko County – NV
D. Mike Smales – Recorder

Page 1 of 2 Fee: $37.00
Recorded By: ST RPTT:

# STATE OF NEVADA
# DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**
a) 006-050-003 et al
b) see attached
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 |
| i) ☐ | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: OA. verified 4/8/15

**3. Total Value/Sales Price of Property:** $ 8,300,000.00
Deed in Lieu of Foreclosure Only (value of property) $
Transfer Tax Value: $ 8,300,000.00
Real Property Transfer Tax Due: $

4. If Exemption Claimed:
a. Transfer Tax Exemption, per NRS 375.090, Section: 9
b. Explain Reason for Exemption:
Transfer by owner to holding company

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 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** Scott C. McLachlan **Capacity** Owner
**Signature** Gary Kearl for Wilson Cord LLC **Capacity** Manager

| SELLER (GRANTOR) INFORMATION (REQUIRED) | | BUYER (GRANTEE) INFORMATION (REQUIRED) | |
|---|---|---|---|
| **Print Name:** | Scott Cooper McLachlan, Utah | **Print Name:** | Gary Kearl for Wilson Cord Holdings LLC |
| **Address:** | Box 37 | **Address:** | 907 E 1300 N |
| **City:** | Lehi | **City:** | Mapleton |
| **State:** | Utah **Zip:** 84043 | **State:** | Utah **Zip:** 84664 |

**COMPANY/PERSON REQUESTING RECORDING**
(REQUIRED IF NOT THE SELLER OR BUYER)
**Print Name:** Gary Kearl for Wilson Cord Holdings LLC **Escrow #**
**Address:** 907 E 1300 N
**City:** Mapleton **State:** Utah **Zip:** 84664

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

Wilson / Cord Ranch

South on Jiggs Highway from Springcreek, Nevada 89815

Parcels:

APN: 006-050-003
006-060-003
006-280-001
006-280-012
006-500-007
006-270-015
006-270-004
005-450-002
006-060-005
006-060-006
006-060-009
006-070-020
006-290-010
005-240-001
006-030-002
005-460-001
006-040-002
006-260-006
005-250-001
005-250-002
005-470-001
006-050-001
006-270-006
005-480-001