

Official Record

Requested By
STEWART TITLE ELKO

Elko County - NV

D Mike Smales - Recorder

Page: 1 of 7 Fee: \$20.00
Recorded By ST RPTT: \$5,850.00

A.P.N. No.:	006-050-005, 006-270-005, and 006-270-014
Escrow No.:	01415-21892
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Stewart Title Company	
810 Idaho Street	
Elko, NV 89801	



713467

(for recorders use only)

GRANT, BARGAIN AND SALE DEED
(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law: _____
(State specific law)

Signature

Title

Printed Name

This page added to provide additional information required by NRS.111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fees applies)



GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned GRANTORS hereby grant, bargain and sell all right, title and interest in and to the following property in Elko County, Nevada, to the following GRANTEES:

Grantors: GUND RANCH LLC, a Nevada limited liability company
Grantees: KLINGMAN RANCH LLC, a Utah limited liability company
Taking title as: KLINGMAN RANCH LLC, a Utah limited liability company
Estate conveyed: Fee simple.

Legal description of property conveyed:

See **Exhibit A** attached hereto for a description of the real property being conveyed herein.

APN: 006-050-005; 006-270-005; 006-270-014

TOGETHER WITH all buildings and improvements thereon, if any.

TOGETHER WITH the following personal property: all irrigation pumps, panels, wheel-lines and other equipment/tools used to irrigate; any metal gates, corral panels, chutes; all appliances in the residence not owned by the current tenant.

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

TOGETHER WITH all water, water rights, rights to use of the water, whether surface or underground or otherwise, whether vested, permitted, certificated, decreed or otherwise, and whether present or future, and all water available through irrigation projects, whether public or private, now or hereafter used or enjoyed in connection therewith, for irrigation, stock watering, domestic or any other use, or for drainage of all or any part of the real property, together with all rights and ownership in any water stock owned in connection with the right to receive water for use upon or in connection with the real property, together with all dams, ditches, canals, pipelines, reservoirs, wells, pivots, and all other means

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for the diversion or use of water appurtenant to the real property, or any part thereof. Such water rights include, without limitation, the surface water rights under Proof No. 381 on Cottonwood Creek to approximately 215.5 acres of Harvest Rights; Certificate No. 418 on Smith Creek for approximately 285.5 acres of Harvest Rights; and underground water rights included in Certificate No's: 18699, 43871, 5151, 6398, and 58953.

TOGETHER WITH all rock, land, gravel removal and ownership rights.

TOGETHER WITH Seller's oil, gas, hard rock, and other mineral and geothermal rights of every name or nature and any payments due thereon after the closing date.

TOGETHER WITH all Bureau of Land Management Permits and any and all water enjoyed by the Permits thereon.

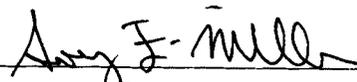
SUBJECT TO any and all taxes and assessments, reservations, exceptions, easements, rights and/or rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record or actually existing on such premises.

GRANTOR:

**GUND RANCH LLC, a Nevada
limited liability company**

Dated this 30 day of June 2016

By:


SONNY F. MILLER, TREASURER
Authorized Signor

[NOTARIZATION APPEARS ON FOLLOWING PAGE]



EXHIBIT A

**LEGAL DESCRIPTION**

The land referred to herein is situated in the State of Nevada, County of Elko, Elko, and Elko, described as follows:

PARCEL 1:

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

Section 7: NW1/4 (also described as Lots 1 and 2 and the E1/2NW1/4); W1/2NE1/4; N1/2SW1/4
(also described as Lot 3 and NE1/4SW1/4); NE1/4SE1/4;

Section 8: N1/2SW1/4; SE1/4SW1/4; S1/2SE1/4;

Section 9: S1/2SW1/4;

Section 15: SW1/4NW1/4; W1/2SW1/4; N1/2NW1/4; SE1/4NW1/4; NE1/4SW1/4;

Section 16: E1/2; NW1/4; E1/2SW1/4;

Section 17: N1/2NE1/4;

EXCEPTING THEREFROM a parcel of land located in the SW1/4 of Section 15, TOWNSHIP 30 NORTH, RANGE 56 EAST, M.D.B.&M., being that portion lying southeasterly of a Zunino fence, more particularly described as follows:

Beginning at Corner No. 1, a point on the easterly right-of-way of Nevada State Highway 46 and on the W 1/16 line of said Section 15 from which the SE corner of said Section 15 bears South 76°46'01" East, 4,062.45 feet;

THENCE North 22°01'22" West, 345.88 feet along said easterly Highway right-of-way to Corner No. 2;

THENCE from a tangent bearing North 22°01'22" West, on a curve to the left with a radius of 10,050.00 feet through a central angle of 1°29'07" an arc length of 260.53 feet along said Highway right-of-way to Corner No. 3, said corner being in a northeasterly fence;

THENCE North 58°18'12" East, 1,819.84 feet along said fence to Corner No. 4, a point in the North South 1/4 section line;

THENCE South 1,117.78 feet along said 1/4 section line, to Corner No. 5, being the C-S 1/16 corner of said Section 15;

THENCE North 89°50'00" West, 1,317.90 feet along the South 1/16 line of said Section 15 to Corner No. 6, being the SW 1/16 corner;

THENCE South 403.10 feet along the W 1/16 line to Corner No. 1, the point of beginning.

FURTHER EXCEPTING FROM SE1/4NW1/4, Section 16, TOWNSHIP 30 NORTH, RANGE 56 EAST, M.D.B.&M., all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, lying in or under said land as reserved by the United States of America, in Patent recorded February 15, 1951, in Book 9, Page 80, Patent Records, Elko County, Nevada.

FURTHER EXCEPTING FROM N1/2NW1/4; SE1/4NW1/4; NE1/4SW1/4 of Section 15, TOWNSHIP 30 NORTH, RANGE 56 EAST, M.D.B.&M., all oil and gas lying in and under said land, as reserved by the United States of America, in Patent recorded April 14, 1958, in Book 9, Page 185, Patent Records, Elko County, Nevada.



FURTHER EXCEPTING FROM all of said land, except N1/2NW1/4; SE1/4NW1/4; NE1/4SW1/4 of Section 15, and SE1/4NW1/4 of Section 16, TOWNSHIP 30 NORTH, RANGE 56 EAST, M.D.B.&M., an undivided one-half (1/2) of all oil, gas, petroleum and naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature, lying in and under said land as reserved by the FEDERAL LAND BANK OF BERKLEY in Deed recorded February 13, 1931, in Book 50, Page 522, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half (1/2) interest of all gas, oil and mineral rights lying in and under said land, as reserved by H.B. HANSEL, et al, in Deed recorded October 26, 1962, in Book 30, Page 427, Official Records, Elko County, Nevada.

PARCEL 2:

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

Section 12: SE1/4NE1/4NE1/4; E1/2SE1/4NE1/4; E1/2NE1/4SE1/4;

PARCEL 3:

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

Section 6: N1/2NW1/4SE1/4SW1/4; S1/2N1/2SE1/4SW1/4; S1/2SE1/4SW1/4;
NW1/4SW1/4SW1/4SE1/4; S1/2SW1/4SW1/4SE1/4;

Section 7: NW1/4SW1/4NE1/4NE1/4; S1/2SW1/4NE1/4NE1/4; NW1/4NE1/4SE1/4NE1/4;
N1/2NW1/4SE1/4NE1/4; S1/2N1/2SE1/4NE1/4; S1/2SE1/4NE1/4; NW1/4SE1/4;
S1/2SE1/4; SE1/4SW1/4; Lot 4;

Section 8: S1/2N1/2NW1/4SE1/4; S1/2N1/2SE1/4; SW1/4SW1/4;

Section 9: S1/2N1/2NE1/4SW1/4; S1/2NE1/4SW1/4; S1/2NW1/4SW1/4; S1/2NW1/4SE1/4;
NW1/4SW1/4NE1/4SE1/4; S1/2SW1/4NE1/4SE1/4; S1/2SE1/4;

Section 16: W1/2SW1/4;

Section 17: NW1/4; S1/2NE1/4; NE1/4NW1/4SW1/4; NE1/4SW1/4; N1/2SE1/4; SE1/4SE1/4;
N1/2SW1/4SE1/4; SE1/4SW1/4SE1/4;

Section 18: N1/2NE1/4NW1/4; N1/2NE1/4; NE1/4SW1/4NE1/4; N1/2SE1/4NE1/4; SE1/4SE1/4NE1/4;

Section 20: NE1/4NE1/4NE1/4;

Section 21: N1/2NW1/4NW1/4; SE1/4NW1/4NW1/4; NE1/4NW1/4; N1/2NW1/4NE1/4;
SW1/4NW1/4NE1/4; NW1/4NE1/4NE1/4;

EXCEPTING FROM Parcels 2 and 3 all the oil and gas deposits lying in and under said land as reserved by the UNITED STATES OF AMERICA in Patent recorded August 20, 1992 in Book 793, Page 933 and December 4, 1992 in Book 805, Page 716, Official Records, Elko County, Nevada.

Official Record

Requested By STEWART TITLE ELKO

Elko County - NV

D Mike Smales - Recorder

Page: 1 of 1

Fee: \$20.00

Recorded By ST

RPTT: \$5,850.00

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 006-050-005
b) 006-270-005
c) 006-270-014
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) [x] Agricultural h) [] Mobile Home
i) [] Other

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Book: Page:
Date of Recording:
Notes:

3. Total Value/Sale Price of Property

\$1,500,000.00

Deed in Lieu of Foreclosure Only (value of Property)

Transfer Tax Value: \$1,500,000.00

Real Property Transfer Tax Due: \$5,850.00

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. 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 Capacity Grantor
Gund Ranch LLC, a Nevada limited liability company

Signature X Capacity Grantee
KLINGMAN RANCH LLC, a Utah limited liability company

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Gund Ranch LLC
Address: c/o Dorsey & Whitney, LLP, 50 South Sixth Street, Suite 1500
City: Minneapolis
State: MN Zip: 55402

Print Name: KLINGMAN RANCH LLC
Address: 900 E. Hamilton Ave., Suite 100
City: Campbell
State: CA Zip: 95008

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Stewart Title Company Escrow #: 01415-21892
Address: 810 Idaho Street
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED