

None

TRUSTEE'S DEED OF SALE
SUNNYSIDE RANCH

THIS INDENTURE made April 3, 1971, between STUART M. KAPLAN, as Trustee of GREAT WESTERN RANCHES, INC., under Chapter X of the Bankruptcy Act (hereinafter "Trustee"), and WEST COAST LIVESTOCK COMPANY, a California corporation (hereinafter "Purchaser"),

R E C I T A L S

1. GREAT WESTERN RANCHES, INC., is a Debtor under Chapter X of the Bankruptcy Act (Action No. B-70-4403 ACW in the United States District Court for the Northern District of California, hereinafter "District Court"), of which the Sunnyside Ranch forms a part.

2. The Sunnyside Ranch was transferred to GREAT WESTERN RANCHES, INC. by Stuart and Viola Hammond ("the Hammonds") in return for 15,819 shares of the stock of said corporation.

3. Trustee, Purchaser, H. W. Reed, Jack A. Reed and the Hammonds agreed to enter into an agreement relating to the Sunnyside Ranch, conditioned upon the approval of the District Court.

4. A Report, Findings of Fact and Conclusions of Law and Recommendation approving the Trustee's application for authority to transfer the Sunnyside Ranch to WEST COAST LIVESTOCK COMPANY was filed March 22, 1971 by the Honorable Lynn J. Gillard, Special Master and Referee in Bankruptcy.

5. There being no objections to said Report, Findings and Recommendations, an Order, dated April 2, 1971, confirming sale of the Sunnyside Ranch by the Trustee to the

*Return to: Charles
H. Reed, Attorney
1900 Murray Ave
Fremont, California*

Purchaser pursuant to said agreement was issued by the Honorable Albert C. Wollenberg, United States District Judge. A copy of said Order is attached hereto, marked Exhibit "A", and is incorporated herein by reference.

6. On April 2, 1971, pursuant to said Order of the District Court, said agreement was executed by each of the parties thereto.

NOW, THEREFORE, the Trustee by virtue of the power and authority given in and by an order of the United States District Court for the Northern District of California, dated April 2, 1971, in consideration for the cancellation of indebtedness, withdrawal of claims, and the other considerations described in the aforesaid agreement does hereby convey and release unto the Purchaser, its heirs and assigns, forever, certain real property, commonly referred to as the Sunnyside Ranch, located in White Pine, Lincoln and Nye Counties, Nevada, and more particularly described in Exhibit "B" attached hereto, together with the appurtenances and also all the estate which the said GREAT WESTERN RANCHES, INC. had, at the time of the filing of the petition for reorganization under Chapter X of the Bankruptcy Act in the United States District Court for the Northern District of California, in said premises, and also the estate therein which the Trustee has or has power to convey or dispose of, as Trustee of GREAT WESTERN RANCHES, INC., in said reorganization proceedings.

TO HAVE AND TO HOLD the premises herein granted unto the Purchaser, its heirs and assigns forever.

IN WITNESS WHEREOF, the Trustee has hereunto set his
hand and seal the day and year first above written.



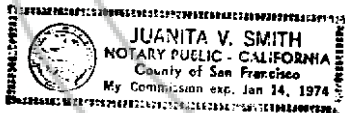
STUART M. KAPLAN, as and only as
Trustee of GREAT WESTERN RANCHES,
INC., a debtor in reorganization
proceedings under Chapter X of
the Bankruptcy Act, and not
individually.

STATE OF CALIFORNIA)
) ss.
CITY AND COUNTY OF SAN FRANCISCO)

On this 3rd day of April, 1971, before me,

JUANITA V. SMITH, a Notary Public, State of California, duly commissioned and sworn, personally appeared STUART M. KAPLAN, known to me as the Trustee of Great Western Ranches, Inc., a debtor in reorganization proceedings under Chapter X of the Bankruptcy Act, and also known to me to be the person who executed the within instrument as and only as Trustee of Great Western Ranches, Inc., and not individually, and acknowledged to me that he executed the same fully and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the City and County of San Francisco the day and year in this certificate first above written.



Juanita V. Smith
Notary Public, State of California
My Commission Expires: Jan 14, 1974

1 EDWARD R. STEEFEL
 2 LENARD G. WEISS
 3 KATE CLAIR FREELAND
 4 DINKELSPIEL, STEEFEL, LEVITT,
 5 WEISS & DONOVAN
 6 235 Montgomery Street
 7 San Francisco, California 94104
 8 Telephone: 391-3900
 9 Attorneys for Trustee

LOGGED

CLERK, U. S. DIST. COURT
SAN FRANCISCO

I hereby certify that the annexed instrument is a true and correct copy of the original on file in my office.

ATTEST:
C. C. EVENSEN,
Clerk, U. S. District Court
Northern District of California
By *[Signature]* Deputy Clerk
April 4 1971

UNITED STATES DISTRICT COURT

FOR THE NORTHERN DISTRICT OF CALIFORNIA

10	In the Matter of)	B-70-4403 ACW
11	GREAT WESTERN RANCHES, INC.,)	IN PROCEEDINGS FOR
12	a Nevada corporation,)	REORGANIZATION OF A
13)	CORPORATION UNDER
14	Debtor.)	CHAPTER X OF THE
)	<u>BANKRUPTCY ACT</u>

ORDER APPROVING TRUSTEE'S APPLICATION FOR AUTHORITY TO TRANSFER SUNNYSIDE RANCH TO WEST COAST LIVESTOCK COMPANY AND CLASSIFYING HAMMOND CLAIM AS CLASS G CREDITOR CLAIM

15 Based upon the "REPORT, FINDINGS AND RECOMMENDATION OF SPECIAL
 16 MASTER APPROVING TRUSTEE'S APPLICATION FOR AUTHORITY TO TRANSFER
 17 SUNNYSIDE RANCH TO WEST COAST LIVESTOCK COMPANY AND CLASSIFYING
 18 HAMMOND CLAIM AS CLASS G CREDITORS CLAIM" filed herein on
 19 March 22, 1971, due notice of which was given on March 22, 1971 by
 20 Lynn J. Gillard, Special Master, and there being no objections to
 21 said Report,

22 IT IS HEREBY ORDERED that said REPORT OF THE SPECIAL MASTER
 23 be and hereby is confirmed and the "Trustee's Application For
 24 Authority to Transfer Sunnyside Ranch To West Coast Livestock
 25 Company and Classifying Hammond Claim as Class G Creditors Claim"
 26 is hereby approved.

27 Dated: San Francisco, California, April 2, 1971.

28 ALBERT C. WOLLENBERG
 29 Albert Wollenberg, Judge
 30 United States District Court

EXHIBIT "B"

All those certain pieces or parcels of land situate in the Counties of White Pine, Nye and Lincoln, State of Nevada, that are described as follows:

COUNTY OF WHITE PINE

PARCEL 1:

TOWNSHIP 10 NORTH, RANGE 63 EAST, M.D.B.&M.

Section 8: SE 1/4 of NE 1/4; E 1/2 of SE 1/4
Section 9: SW 1/4 of NW 1/4
Section 16: NW 1/4 of SW 1/4
Section 17: NE 1/4 of NE 1/4; S 1/2 of SE 1/4; SE 1/4 of SW 1/4

PARCEL 2:

TOWNSHIP 10 NORTH, RANGE 63 EAST, M.D.B.&M.

Section 28: S 1/2 of SW 1/4
Section 32: E 1/2 of NE 1/4; S 1/2 of SW 1/4; SE 1/4
Section 33: NW 1/4 of NW 1/4

COUNTY OF NYE

PARCEL 3:

TOWNSHIP 5 NORTH, RANGE 60 EAST, M.D.B.&M.

Section 14: SE 1/4 of NE 1/4; E 1/2 of SE 1/4
Section 23: E 1/2 of E 1/2
Section 24: SW 1/4 of NW 1/4; N 1/2 of SW 1/4;
SE 1/4 of SW 1/4
Section 25: W 1/2 of E 1/2; E 1/2 of NW 1/4
Section 36: E 1/2 of E 1/2

TOWNSHIP 4 NORTH, RANGE 61 EAST, M.D.B.&M.

Section 6: NE 1/4 of SW 1/4; NW 1/4 of SE 1/4;
NW 1/4 of NW 1/4; SE 1/4 of SE 1/4;
E 1/2 of NW 1/4.
Section 7: E 1/2 of NE 1/4.
Section 8: SW 1/4 of NW 1/4; NW 1/4 of SW 1/4;
SE 1/4 of SW 1/4
Section 16: NW 1/4 of SW 1/4; SE 1/4 of SW 1/4
Section 17: NW 1/4 of NE 1/4; SE 1/4 of NE 1/4
Section 21: NW 1/4 of NE 1/4; SE 1/4 of NE 1/4
Section 22: NW 1/4 of SW 1/4; SE 1/4 of SW 1/4
Section 27: NE 1/4 of NW 1/4; SE 1/4 of SE 1/4
NW 1/4 of SE 1/4; NW 1/4 of NE 1/4
SE 1/4 of NE 1/4; SW 1/4 of NE 1/4
Section 35: NW 1/4 of NW 1/4; SE 1/4 of SE 1/4;
NW 1/4 of SE 1/4; SE 1/4 of NW 1/4