

Lincoln County

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME [UTAH FARM PRODUCTION CREDIT
STREET ADDRESS [ASSOCIATION
190 NORTH MAIN
CITY STATE ZIP [RICHFIELD, UTAH 84701

NO. 56781
FILED AND RECORDED AT REQUEST OF
Utah Farm Prod. Credit Asso.
June 2, 1975
AT 1 MINUTES PAST 9 O'CLOCK
8 A.M. IN BOOK 14 OF OFFICIAL
RECORDS, PAGE 412-414 LINCOLN
COUNTY, NEVADA.

[Signature]

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST

THIS DEED OF TRUST, made MAY 7, 1975, between

KENT WHIPPLE AND JANE WHIPPLE, HIS WIFE; OF HIKO, NEVADA

_____ as Grantor,
and UTAH FARM PRODUCTION CREDIT ASSOCIATION OF RICHFIELD, UTAH
a corporation, having its principal place of business in RICHFIELD, UTAH
and UTAH FARM PRODUCTION CREDIT ASSOCIATION OF RICHFIELD, UTAH, as Trustee,
a corporation organized and existing under the provisions of Title 2 of the Farm Credit Act of 1933, approved June 16,
1933, as amended, Beneficiary.

WITNESSETH: That the said Grantor hereby grants, conveys and confirms unto said Trustee, with power of sale the
following described real property situate in the County of LINCOLN, State of NEVADA
to-wit:

Reference is made to the attached rider and is incorporated herein to the same
purpose and effect as if recited herein at length

TOGETHER WITH all of Grantor's existing and future rights, however evidenced, to the use of water for irrigating
said lands and for domestic use thereon, including ditches, laterals, conduits, and rights of way used to convey such
water or to drain said land, all of which rights are hereby made appurtenant to said land, and all pumping plants now
or hereafter used in connection therewith, and all wind machines used on said land, which pumping plants and wind
machines are hereby declared to be fixtures; together with all tenements, hereditaments, easements, rights of way and
appurtenances to said land; and all rents, issues and profits of said land with the right, but not the obligation, to
collect the same, which right may be exercised by the Beneficiary while in or out of possession and either prior to or
after any default by the Grantor.

Lincoln County

TO HAVE AND TO HOLD the same unto the trustee and to its successors and assigns upon the trusts, covenants and agreements herein expressed, to-wit:

This Deed of Trust is intended to secure, and does hereby secure, the payment of indebtedness evidenced by promissory note(s) in favor of the Beneficiary as follows:

| Dated | Amount | On demand; or, if no demand is made, then on | Dated | Amount | On demand; or, if no demand is made, then on |
|--------|------------|--|-------|--------|--|
| 5/7/75 | 243,000.00 | 5/6/76 | | | |
| | | | | | |
| | | | | | |

with interest, said note(s) having been executed by one or more of the persons named as Grantor herein or the following party(ies):

This Deed of Trust is also security for the payment of (1) all sums which may be or become owing to the Beneficiary from the Grantor and Grantor's heirs, successors or assigns, or said party(ies) named in the immediately preceding paragraph, or from any one or more of them, whether resulting from advances to or in behalf of the Grantor, or Grantor's heirs, successors or assigns, or said named party(ies) or otherwise, with interest on all such sums; (2) substitution notes and renewals and extensions of all notes from Grantor and Grantor's heirs, successors or assigns in favor of or assigned to Beneficiary.

Advances made by the Beneficiary after discount or assignment of this Deed of Trust shall be secured hereby but shall be subject to prior payment of the indebtedness discounted or assigned.

As additional security, Grantor assigns, without obligation on Beneficiary to effect collection, all damages, rentals, royalties and other revenue from all present and future oil, gas, and mineral leases, rights and operations affecting said premises.

Grantor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to Grantor at the address herein designated, and covenants and agrees that:

(1) Grantor will pay all taxes, assessments and liens now subsisting or which may hereafter be imposed by national, state, county, city or other authority upon the property hereby conveyed and said Grantor agrees that said Beneficiary may pay such taxes, assessments or liens without notice and that said Grantor will repay the Beneficiary on demand all sums so paid with interest at the same rate in effect for new loans of the same credit classification as Grantor at the time said sum is paid and this Deed of Trust shall be security for all sums so paid by the Beneficiary, together with interest thereon, and the Beneficiary shall be the sole judge of the legality or validity of such taxes, assessments or liens;

(2) Grantor will comply with the Farm Credit Act of 1933, as amended; will pay, when due and payable, all obligations secured by judgment or other liens against said property; will, at Grantor's expense: (a) forever warrant and defend title to said security; (b) protect the security and lien in any litigation; (c) care for the security in a farmerlike manner; and (d) maintain fire insurance on the improvements as required by Beneficiary;

(3) Upon Grantor's default or breach, Beneficiary may: (a) take possession of said premises with all rights of mortgagee in possession or have a receiver appointed; (b) at its option accelerate the maturity of the indebtedness, have the power of sale exercised in accordance with law then in force; (c) have the security sold in one parcel; (d) purchase at any Trustee's sale;

(4) Beneficiary may: (a) change any Trustee by certificate referring specifically to any deed of trust or referring in general terms to all deeds of trust held by Beneficiary, which upon recordation shall be conclusive proof of a proper substitution of the successor, and such new Trustee shall have all the estate, powers and duties of said Trustee predecessor, without the necessity of a deed from the retiring Trustee; (b) litigate any matters, penses and attorney fees therefor, and advance money for payment thereof and of all Grantor's obligations incurred hereunder, which, together with interest at the same rate per annum as set forth in the note or notes herein described, shall be immediately payable and a part of the debt secured hereby. All condemnation awards and damages shall be paid to Beneficiary;

(5) The Trustee may: (a) at any time reconvey, without warranty, any portion of the security and consent to encumbrances; (b) upon full payment reconvey, without warranty, to 'the person or persons legally entitled thereto' and such reconveyance shall be at the cost and expense of such person; (c) postpone sales by proclamation at time and place of sale; (d) apply sale proceeds to expenses thereof, attorney fees, title expenses, indebtedness secured here-deed shall be conclusive;

(6) Acceptance by Beneficiary of any payment shall not operate as a waiver of any prior default, and the release of any portion of said security or any release from personal liability shall not affect the personal liability of any person not specifically released, nor the lien of this Deed of Trust upon the remainder of said premises for the full amount of said indebtedness then remaining;

(7) Each Grantor is jointly and severally liable for all obligations secured hereby, which obligations shall extend to and bind the heirs, executors, administrators, successors, and assigns of each Grantor.

Executed the date first hereinabove written.

Address _____

Jane Whipple

 (Jane Whipple)
Kent Whipple

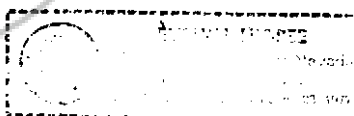
 (Kent Whipple)

State of Nevada
 County of Lincoln ss

On May 12, 1975, before me, the undersigned Notary Public in and for said County and State, personally appeared Kent Whipple and Jane Whipple

to me to be the person(s) described in and whose name(s) _____ known to me that _____ executed the same.

My commission expires:



Carlynn Whipple

 Notary Public in and for said County and State

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PARCEL 1:

The Northeast Quarter of Section 19; East Half of the Northwest Quarter of Section 19; East Half of the Southwest Quarter of Section 18; and the Southwest Quarter of the Southeast Quarter of Section 18, all in Township 6 South, Range 61 East, Mount Diablo Base and Meridian.

Excepting therefrom all state and county roads and highways.

Further excepting the following described parcel: A parcel of land situate on the Westerly side of Highway 93 and being in the Southeast Quarter of the Northeast Quarter of Section 19, Township 6 South, Range 61 East, Mount Diablo Base and Meridian, and further described as follows:

Beginning at a point where the Westerly right-of-way line of State Highway 93 intersects the South boundary line of said Southeast Quarter of the Northeast Quarter of Section 19, said point of beginning further described as bearing West 216.79 feet from the East Quarter corner of said Section 19; thence running West along said South boundary of said Southeast Quarter of the Northeast Quarter of Section 19, 975 feet; thence in a Northerly direction 575 feet; thence in a Easterly direction 1050 feet to the Westerly boundary of said Highway 93 right-of-way; thence Southerly along said right of way line 600 feet to the place of beginning, as conveyed to Norvin Mann by deed recorded March 27, 1967 in Book "N-1" of Real Estate Deeds, Page 178, subject to the terms, covenants and conditions provided therein.

PARCEL 2:

The Northwest Quarter of the Southeast Quarter of Section 18, Township 6 South, Range 61 East, Mount Diablo Base and Meridian.

CONTAINING 386.75 acres, more or less.

SUBJECT TO existing rights of way.

TOGETHER WITH the right to the use of water from Ash Spring Creek for the irrigation of 210.40 acres of the above described land under State of Nevada Certificate of Appropriation of Water No. 306, Proof No. 01394, as more fully described in that certain Decree entered by the Tenth Judicial District Court of Lincoln County, Nevada, on October 14, 1929, entitled "Determination of Relative Rights in and to the Waters of Pahransagat Lake and its Tributaries in Lincoln County, State of Nevada."

ALSO TOGETHER WITH 207 acres (shares) in the Ash Springs Water Users Association.

EXHIBIT A