

Short Form Deed of Trust and Assignment of Rents

This Deed of Trust, made this 23rd day of April, 1976, between

IMPERIAL FARMS LAND AND CATTLE COMPANY, INC.

whose address is _____, herein called TRUSTOR,
(number and street) (city) (name) (state)

Title Insurance and Trust Company, a California corporation, herein called TRUSTEE, and
DAVID A. WITTS

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in **LINCOLN AND WHITE PINE** Counties ~~XXXXXX~~ Nevada, described as:

LEGAL DESCRIPTION AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH WATER RIGHTS EVIDENCED BY PERMITS LISTED ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

THIS DEED OF TRUST IS EXECUTED IN COUNTER PARTS, ONE OF WHICH IS TO BE RECORDED IN WHITE PINE COUNTY AND ONE OF WHICH IS TO BE RECORDED IN LINCOLN COUNTY.

This Deed of Trust and the Note which it secures is given as part of the purchase price for the above-described property. TOGETHER WITH the rents, issues and profits thereof, reserving the right to collect and use the same except during continuance of some default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$1,511,565.03 executed by Trustor in favor of Beneficiary or order. 3. Payment of such additional sums as may hereafter be advanced for the account of Trustor or Assigns by Beneficiary with interest thereon.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (16) inclusive of the Deed of Trust recorded in the Book and at the page, or document No. of Official Records in the Office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

COUNTY	DOCUMENT No.	BOOK	PAGE	COUNTY	DOCUMENT No.	BOOK	PAGE	COUNTY	DOCUMENT No.	BOOK	PAGE
Clark	413987	514		Humboldt	116986	3	83	Nye	47157	67	163
Churchill	104132	34 mgs	591	Lander	41172	3	758	Ormsby	73637	19	102
Douglas	24495	22	415	Lincoln	41292	8 mgs	467	Parshing	37408	28	56
Elko	14831	43	243	Washoe	407203	734	221	Storey	38573	8 mgs	112
Esmeralda	26291	3H deeds	138-141	Lyon	88486	21 mgs	449	White Pine	128126	261	341-344
Eureka	39402	3	283	Mineral	76448	16 mgs	534-537				

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be 2 and with respect to attorneys' fees provided for by covenant 7 the percentage shall be %.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

IMPERIAL FARMS LAND AND CATTLE COMPANY, INC.

STATE OF NEVADA, }
COUNTY OF Clark } SS.
On 4-23-76 personally
appeared before me, a Notary Public,
Fred M. Jenkins

By: Fred M. Jenkins
Fred M. Jenkins

who acknowledge that he executed the above instrument.

If executed by a Corporation the Corporation Form of Acknowledgment must be used.

Signature: John Borland
Notary Public
JOHN BORLAND
Notary Public—State of Nevada
COUNTY OF CLARK
My Commission Expires Mar. 5, 1980
Notarial Seal

Title Order No. SC 20939
Escrow or Loan No. _____
SPACE BELOW THIS LINE FOR RECORDER'S USE

No. 57971
FILED AND RECORDED AT REQUEST OF
TITLE INS. & TRUST CO.
APR 27 1976
AT 1 MINUTES PAST 9 O'CLOCK
A.M. IN BOOK 17 OF OFFICIAL
RECORDS, PAGE 8 LINCOLN
COUNTY, NEVADA

Amirah B. ...
COUNTY RECORDER

THIS FORM COMPLIMENTS OF
TITLE INSURANCE AND TRUST
WHEN RECORDED MAIL TO

Name: **Title Insurance and Trust Company**
Street Address: **Box 890**
Las Vegas, Nevada
City & State:

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15;

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16;

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 21;

THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4)

AND

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22; ALL IN TOWNSHIP 6 NORTH, RANGE 66 EAST, M.D.M.

EXCEPTING THEREFROM THE FOLLOWING TWO PARCELS:

(1). A PARCEL OF LAND 100 FEET BY 100 FEET CONVEYED TO LINCOLN COUNTY TELEPHONE SYSTEM, INC., BY DEED RECORDED FEBRUARY 16, 1970 IN BOOK "11" OF REAL ESTATE DEEDS, PAGE 4, OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA. LOCATED IN THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 66 EAST, M.D.M., LAKE VALLEY, LINCOLN COUNTY, NEVADA, DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), AND RUNNING THENCE SOUTH ALONG THE QUARTER SECTION LINE 100 FEET;
THENCE AT RIGHT ANGLE 100 FEET WEST;
THENCE AT RIGHT ANGLE 100 FEET NORTH;
THENCE AT RIGHT ANGLE 100 FEET EAST TO THE PLACE OF BEGINNING.

(2). BEGINNING AT A POINT WHICH BEARS NORTH 53°25'40" WEST, FOR A DISTANCE OF 198.4 FEET FROM 1/4 CORNER OF SECTION 15-22, TOWNSHIP 6 SOUTH, RANGE 66 EAST, M.D.M.;
THENCE DUE SOUTH FOR A DISTANCE OF 90 FEET TO A POINT IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22;
THENCE DUE EAST FOR A DISTANCE OF 80 FEET TO A POINT IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22;
THENCE DUE NORTH FOR A DISTANCE OF 90 FEET TO A POINT IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15;
THENCE DUE WEST FOR A DISTANCE OF 80 FEET TO SAID POINT OF BEGINNING, AS CONVEYED TO THE LINCOLN COUNTY POWER DISTRICT NO. 1, BY DEED RECORDED FEBRUARY 16, 1970 IN BOOK "11" OF REAL ESTATE DEEDS, PAGE 498, OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA.

PARCEL II:

THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4),
THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4)
AND

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 27;

THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
AND

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28;
ALL IN TOWNSHIP 6 NORTH, RANGE 66 EAST, M.D.M.

PARCEL III:

THE EAST HALF (E 1/2) OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 66 EAST,
M.D.M.

PARCEL IV:

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21;

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), THE
SOUTHWEST QUARTER (SW 1/4) OF SECTION 22;

AND

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 27, ALL OF WHICH ARE IN TOWNSHIP 6 NORTH, RANGE 66 EAST,
M.D.M.

PARCEL V:

THE WEST HALF (W 1/2) OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 66 EAST,
M.D.M.

PARCEL VI:

THOSE CERTAIN PARCELS OF LAND IN LINCOLN COUNTY, NEVADA, ALL BEING IN
TOWNSHIP 6 NORTH, RANGE 66 EAST, M.D.M., MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

CONTINUED

SECTION 6: THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) (BEING LOTS FOUR (4) AND FIVE (5) OF THE NORTHWEST QUARTER (NW 1/4); THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4); THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4); THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4); (BEING LOTS SIX (6) AND SEVEN (7) OF THE SOUTHWEST QUARTER (SW 1/4); THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4).

SECTION 7: THE NORTHWEST QUARTER (NW 1/4) (BEING LOTS ONE (1) AND TWO (2) OF THE NORTHWEST QUARTER (NW 1/4) AND EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4); THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4); THE SOUTHWEST QUARTER (SW 1/4) (BEING LOTS THREE (3) AND FOUR (4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4); THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4).

SECTION 18: THE NORTHWEST QUARTER (NW 1/4) (BEING LOTS ONE (1) AND TWO (2) OF THE NORTHWEST QUARTER (NW 1/4) AND THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4); AND THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2); THE SOUTHWEST QUARTER (SW 1/4).

SECTION 19: THE WEST HALF (W 1/2); AND THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2).

SECTION 30: THE WEST HALF (W 1/2); AND THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2).

SECTION 31: THE NORTHWEST QUARTER (NW 1/4); THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4); THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4).

AND THE FOLLOWING PARCELS, ALL BEING IN TOWNSHIP 9 NORTH, RANGE 65 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 1: THE NORTHEAST QUARTER (NE 1/4) (BEING LOTS ONE (1) AND TWO (2) OF THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4); SOUTHEAST QUARTER (SE 1/4); LOT THREE (3) (BEING THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4).

SECTION 12: THE EAST HALF (E 1/2); AND THE EAST HALF (E 1/2) OF THE WEST HALF (W 1/2).

SECTION 13: THE SOUTHEAST QUARTER (SE 1/4); THE SOUTHWEST QUARTER (SW 1/4); THE NORTHEAST QUARTER (NE 1/4) AND THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4).

SECTION 14: THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4).

SECTION 23: THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) AND THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4).

CONTINUED

CONTINUED

SECTION 24: ALL

SECTION 25: ALL

SECTION 26: THE NORTHEAST QUARTER (NE 1/4); AND THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4).

SECTION 35: THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4).

SECTION 36: THE NORTH HALF (N 1/2); AND NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2).

AND THAT CERTAIN PARCEL BEING IN TOWNSHIP 5 NORTH, RANGE 66 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 4: THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4).

PARCEL VII:

SITUATED IN THE COUNTY OF WHITE PINE, STATE OF NEVADA:

AND THESE CERTAIN PARCELS OF LAND IN WHITE PINE COUNTY, NEVADA, ALL BEING IN TOWNSHIP 10 NORTH, RANGE 66 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 31: THE NORTHWEST QUARTER (NW 1/4); THE SOUTHWEST QUARTER (SW 1/4); THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4); AND THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4).

AND THAT CERTAIN PARCEL OF LAND BEING IN TOWNSHIP 10 NORTH, RANGE 65 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 36: THE SOUTHEAST QUARTER (SE 1/4); AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4).

EXCEPTING FROM ALL THE ABOVE DESCRIBED PARCELS, ALL STATE AND COUNTY ROADS AND HIGHWAYS.

ALSO EXCEPTING AN UNDIVIDED ONE-SIXTH (1/6) INTEREST IN AND TO ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, AS RESERVED BY JOHN K. SKINNER, ET UX, AND NORMAN M. TWISSELMAN, ET UX, IN DEED RECORDED MAY 9, 1958 AS DOCUMENT NO. 35849 IN BOOK L-1 OF REAL ESTATE DEEDS, PAGE 100, LINCOLN COUNTY, NEVADA RECORDS.

12/16/75

Exhibit "B"

Geyser Ranch (Nevada) - Water Rights
Proofs of Appropriation

oot 01029	Dupont Springs	1871 Priority	Irrigation and Stock
oot 01030	Geyser Springs	1870 Priority	Irrigation
oot 01031	North Creek Springs	1870 Priority	Irrigation and Stock
oot 01498	Campbell Springs	1870 Priority	Stockwatering
oot 01499	Milk Ranch Springs	1880 Priority	Stockwatering
oot 01500	Roadside Spring	1870 Priority	Stockwatering

(This Proof is vested right under Permit 26640)

Stock watering

Permit No	Certificate No	Name
1994	141	Little Pine Spring
3193	389	Patterson Spring
4993	405	Deer Track Spring
5071	540	Antelope Spring
5072	541	Burnt Corral Spring
5073	542	Rosebud Spring
7480	2225	Schwartz Spring
7481	2226	Schwartz Tunnel Spring
7482	2227	Sheep Creek
7483	2228	White Rock Spring
7484	2229	Quaker Spring
7495	2230	Ledge Creek
7496	2231	Graham Spring
7499	2232	Mill Creek

Exhibit "B"

Permit No	Certificate No.	Name
8134	None (map required)	Rabbit Brush Spring
8175	2588	Pony Spring
8176	2589	Dutch John Well
8405	Not issued	Mule Shoe Spring
8407	2586	Poor Cow Spring
8408	2587	Gouge Eye Spring
8670	8146	Chris Spring
9671	2268	Robinson Spring
11290	3165	North Lake Valley Well No.2
11291	3166	North Lake Valley Well No.3
11292	3167	Gouge Eye Well
11294	3168	Well No 2 South
11295	3169	Milk Ranch Well
11289	3164	North Lake Valley Well No.1
11298	3171	Grassy Well
11296	3170	Dan Riordan / Mule Shoe Well
18477	5843	Twisselman Well No.1
19083	6381	Mendenhall Well
19786	5434	North Fence Well
19787	5435	Geysar West Well
18476	Withdrawn	Replaced by Permit 24495
19785	Denied	Replaced by Permit 21422
20110	7099	Gouge Eye Spring
20118	Withdrawn	Shaffer Tool Works Well No.4
20249	5597	✓ ✓ ✓ Well No.5
20383	6726	✓ ✓ ✓ Well No.1 South
20384	6727	North Dutch John Well

sheet # 2 of 6

Exhibit "B"

Permit No	Certificate No	Name
21422	5856	Mustang or Rickter (19785)
23179	7272	Free Well
23180	7273	New Milk Ranch Well
23242	7274	North Eldridge Well
23781	7404	New Grassy Spring Well
23929	7491	East Bench Well No. 1
23930	7432	New Mule Shoe Well
24039	7433	South Gouge Eye Well
24040	7434	North Gouge Eye Well
24045	7435	North Dutch John Well No. 2
24087	7848	South Dutch John Well
24494	7678	East Milk Ranch Well
24495	7679	Highway Well (Replaces 18476)
24551	7680	Electric No. 2
25475	8306	Foothill No. 1
26640	PBU due 4/1/76	Patterson Pass Sp; Vested 01500

sheet #3 of 6

Exhibit "B"

Irrigation

Permit No	Certificate No.	Name
3858	Cancelled	Bellandorff Sp. (See 26641)
5278	2410	North Creek & tributaries
5279	2452	Geyser Creek & tributaries
5997	1907	Mill Stream
9791	2590	Big Spring
15771	4806	Irrigation Canal
15772	4831	Well No. 3
15773	4807	Well No. 2
21711	Replaced by Permit 23958 (Certificate 7525)	
21712	Changed by Permit 23527; replaced by 23959 (w/D)	
21713	Changed by Permit 24200, replaced by 27918 (cancelled)	
21714	Changed by Permit 24194 (Certificate 7378)	
21715	Changed by Permit 23528 (Certificate 7976)	
21716	Changed by Permit 24193 (w/D) and replaced by 27919 (canc)	
21717	changed by Permit 23529; replaced by 23957 (Cert 7379)	
21718	changed by Permit 23530 (Certificate 7225)	
21719	changed by Permit 23531 (Certificate 7245)	
21720	changed by Permit 23532 (Certificate 7250)	
21744	7703	North Creek (Changes Cert. 2410)
21745	7708	Geyser Creek (Changes Cert 2452)
21987	7704	Mendenhall Highway Well

sheet #4 of 6

Exhibit "B"

Irrigation

Permit No.	Certificate No.	Name
23527	21712	Replaced 21712 and in turn was replaced by 23959
23528	7976	Well near NE Cor. Patented land.
23529	21717	Replaced 21717 and in turn was replaced by 23957
23530	7225	Well in Sec 1, T.9 N., R. 65 E.
23531	7245	Done Well
23532	7250	Bradshaw Well
23957	7379	Eldridge Well
23958	7525	
23959		Withdrawn
24193		Withdrawn Replaced by 28519
24194	7378	
24200		Withdrawn Replaced by 27918
26449		Withdrawn, replaced by 27806
26641		PBU due 4/2/76. Replaced Permit 3858
27806	8385	School House Well - Dill Ranch
28519		Proofs due 8/15/76
28528		Proofs due 8/15/76 Well near SE Cor. Pat. land
27918		Cancelled 12/12/75
27919		cancelled 4/6/76

sheet #5 of 6

Exhibit "B"

Irrigation

Permit No.	Certificate No.	Name
Southern Lake Valley DLE's.		
19473	6125	Archie C. Garwood Well
19545	6126	Edward M. Sundgren Well
19592	7085	Jay Wright Well
19678	Denied	Replaced by Permit 22754
21612	7223	Dean A. Kirk Well
21613	Cancelled	Enough water from 22754
22754	7365	Lois F. Gerlach Well

Water Rights compiled by

Robert W. Millard, P.E.

P.O. Box 7769

Reno, Nevada 89502

Sheet #6 of 6