

LV 16848 MC  
SC 21027

STATE OF NEVADA

216495-7

Federal Land Bank of Sacramento Dead of Trust

THIS DEED OF TRUST, made April 13, 1977 between

JAMES B. TENNILE, JR., an unmarried man;

herein called Grantor, THE FEDERAL LAND BANK OF SACRAMENTO, a corporation, Trustee, and THE FEDERAL LAND BANK OF SACRAMENTO, a corporation, Sacramento, California, Beneficiary;

WITNESSETH: That Grantor hereby grants unto said Trustee, with power of sale, the following-described real property in Lincoln County, Nevada:

The Southeast Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ); and  
The Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of  
Section 2;

The Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and  
the North half (N $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 3.

All in Township 5 South, Range 66 East, M.,D. M.

Except the interest in a portion of said land as conveyed to Lincoln County by Deed recorded January 7, 1937 in Book "E-1" Real Estate Deed, Page 180, Official Records.

Except the interest in a portion of said land as conveyed to the County of Lincoln by Deed recorded May 30, 1974 in Book 10, Official Records, pages 367-368.

Containing 200 acres, more or less.

"TOGETHER WITH the right to use water from Meadow Valley Wash for irrigation of the above described land as evidenced by Proof of Appropriation of Water for Irrigation No. 01704, filed with the Nevada State Engineer."

TOGETHER WITH all of Grantor's existing and future rights, however evidenced, to the use of water for irrigating said lands and for domestic and stock watering uses, 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, all grazing leases, permits, and licenses used with said land; all tenements, hereditaments, easements, rights of way, and appurtenances to said land, and the rents, issues, and profits thereof;

As security for the payment of: \$ 20,000.00 with interest as prescribed in Grantor's promissory note of even date herewith, payable to Beneficiary at its office at Sacramento, California, as follows: on July 1, 1977

all interest then accrued, and, every twelve months thereafter, principal in consecutive installments of \$ 1,000.00 each, plus interest, until paid in full; (b) all other obligations under said note; (c) any additional money Beneficiary may hereafter loan to Grantor, his successors or any of them, as advance(s) hereunder, with interest as prescribed in the note(s) evidencing such advance(s); (d) all renewals, reamortizations, and extensions of the indebtedness evidenced by said note(s) secured hereby; (e) all money advanced to any receiver of the premises described herein; (f) all other money that may be advanced under provisions hereinafter recited in this deed of trust.

The promissory note(s) evidencing the indebtedness secured by this deed of trust contains a provision whereby the rates of interest on the unmatured principal portion of the indebtedness and on items in default are subject to change whenever the new loan interest rate of the Beneficiary is either increased or decreased.

As additional security, Grantor assigns, without obligation on Beneficiary to effect collection, all damages, royalties, rentals, and other revenue from all present and future oil, gas, and mineral leases, and rights affecting said premises, and all money payable to Grantor in the event of cancellation of any grazing leases, permits, or licenses, used with said land; and pledges

Upon Grantor's default or breach, all stock and contracts then pledged may be sold with the land, at public or private sale, without demand for performance and without notice of such sale to Grantor or any person;

Grantor covenants and agrees that:

- (1) 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;
- (2) Acceptance by Beneficiary of any payment shall not operate as a waiver of any prior default;
- (3) Releases from personal liability shall not affect the personal liability of any person not specifically released;

Lincoln County

(4) All condemnation awards and damages shall be paid to the Beneficiary to be applied on the indebtedness secured hereby;
(5) Grantor will comply with the Farm Credit Act of 1971 and Federal Reclamation Act, and will care for the security in a farmer-like manner at Grantor's expense;

(6) Upon Grantor's default or breach, Beneficiary may take possession of said premises with all rights of mortgage in possession or have a receiver appointed and may, at its option, accelerate the maturity of the indebtedness.

(7) This instrument is given and accepted upon the express provision that in the event the herein-described property, or any part thereof, or any interest therein, is sold, agreed to be sold, conveyed, or alienated by the Grantor, or by operation of law or otherwise, except by inheritance, all obligations secured by this instrument, irrespective of the maturity dates expressed herein, at the option of the holder hereof, and without demand or notice, shall immediately become due and payable.

The following covenants, Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9 of section 2 of an act entitled "An act relating to transfers in trust of estates in real property to secure the performance of an obligation or the payment of a debt, and to provide that certain covenants, agreements, obligations, rights and remedies thereunder may be adopted by reference, and other matters relating thereto," approved March 29, 1927, are hereby adopted and made a part of this deed of trust. Covenant No. 1 shall also apply to stock, contracts, and rights pledged herein. Covenant No. 2 in the amount required by Beneficiary, and the amount collected under any fire or other insurance policy, herein. Covenant No. 2 in the amount required by Beneficiary, or at option of Beneficiary the entire amount so collected or any may be applied by Beneficiary upon any indebtedness secured hereby, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Grantor. Such application or release shall not cure or waive any default or notice of default hereunder, or invalidate any act done pursuant to such notice. Covenant No. 3 shall include bankruptcy proceedings. Covenant No. 4: Money so expended plus interest accrued thereon shall be secured hereby; the rate of interest being subject to change in accordance with Beneficiary's variable interest rate plan. Covenant No. 5: Trustee may make full or partial reconveyances to "the person or persons legally entitled thereto." All recitals therein shall be conclusive. Covenant No. 6: Attorney may represent Trustee at sale and security may be sold in one parcel. Covenant No. 7: 2%, \$100 minimum. Covenant No. 9: Conveyance to new trustees shall not be necessary, and said resolution may refer in general terms to all deeds of trust held by Beneficiary, which shall include this deed of trust, and, upon recordation, shall be conclusive proof of proper change.

Executed the date first hereinabove written.

Address P. O. Box 598
Callenta, Nevada 89008

James B. Tennille Jr.
James B. Tennille, Jr.

STATE OF NEVADA
COUNTY OF Lincoln

On this 6 day of May, in the year 1977, before me, Inez C. Thomas, a notary public in and for said county and State, personally appeared James B. Tennille, Jr.

known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

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

INEZ C. THOMAS
Notary Public - State of Nevada
Lincoln County
My Commission Expires Aug. 14, 1977

Inez C. Thomas
Notary Public in and for Lincoln County, State of Nevada.

My commission will expire:

No. 59791
FILED AND RECORDED AT REQUEST OF
Title Ins. & Trust Co.
June 3, 1977
AT 15 MINUTES PAST 2 O'CLOCK
P.M. IN BOOK 20 OF OFFICIAL
RECORDS, PAGE 600 LINCOLN
COUNTY, NEVADA

SPACE BELOW FOR RECORDER'S USE ONLY

THIS SPACE FOR LAND BANK USE ONLY

When recorded please return to
FEDERAL LAND BANK OF SACRAMENTO
P.O. Box 13106-C
Sacramento, California 95813