

Lincoln County

RECORDING REQUESTED BY

No. 79755

FILED AND RECORDED AT REQUEST OF
Frontier Title Company

March 30, 1984

AT 22 MINUTES PAST 10 O'CLOCK

A.M. IN BOOK 59 OF OFFICIAL

RECORDS, PAGE 311 LINCOLN
COUNTY, NEVADA.

YURIKO SETZER

COUNTY RECORDER

Mara Stackhouse Klapa

AND WHEN RECORDED MAIL TO

John L. Frogge, Esq.
California Portland
Cement Company
800 Wilshire Boulevard
Los Angeles, CA 90017

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LONG FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

CAT. NO. NN01088
TO 21942 CA (1-83) (OPEN END)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N.

This Deed of Trust, made this 27th day of March, 1984, between
GUY L. WEATHERLY and AMOLEE WEATHERLY, husband and wife
herein called Trustor,
whose address is Weatherly Ranch Ruby Valley Nevada 89833
(number and street) (city) (state) (zip)

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, a California corporation, herein called Trustee,
and CALIFORNIA PORTLAND CEMENT COMPANY, a California corporation
herein called Beneficiary,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF
SALE, that property in Lincoln County, Nevada County, California, described
as:

See EXHIBIT "A" attached hereto and made a part hereof

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority herein
after given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing:

1. Performance of each agreement of Trustor herein contained. 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 \$ 290,000 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees:

- (1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property, or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
- (2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with less payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. 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.
- (3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
- (4) To pay, at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.
- Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: lease or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
- (5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

NT-1881-53

Lincoln County

(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(8) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).

(10) That as additional security, Trustee hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustee the right, prior to any default by Trustee in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(11) That upon default by Trustee in payment of any indebtedness secured hereby, or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recording of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustee, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the postponing announcement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustee, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, rights, powers and duties. Said instrument must contain the name of the original Trustee, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustee, Beneficiary or Trustee shall be a party unless brought by Trustee.

The undersigned Trustee 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.

(15) See ADDENDUM "I" attached hereto and made a part hereof.

Guy L. Weatherly
Guy L. Weatherly

Signature of Trustee

Amolee Weatherly
Amolee Weatherly

GENERAL ACKNOWLEDGMENT

NO. 201

State of NEVADA }
County of ELKO } ss.

On this the 27 day of March 1984, before me,
Jim Y. Quong
the undersigned Notary Public, personally appeared
Guy L. Weatherly and Amolee Weatherly, his wife
 personally known to me
 proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) are subscribed to the
within instrument, and acknowledged that they executed it.
WITNESS my hand and official seal.

Jim Y. Quong
Notary's Signature

GIM Y QUONG
Notary Public, State of Nevada
Elko County, Nevada
My comm. term expires July 9, 1986

LONG FORM
DEED OF TRUST
WITH POWER OF SALE
Title Insurance
Company
of California
AS TRUSTEE
COMPLETE STATEWIDE TITLE SERVICE
WITH ONE LOCAL CALL

TO TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, Trustee:
The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All liens secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

MAIL RECONVEYANCE TO

(By) _____
(By) _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.
Both must be delivered to the Trustee for cancellation before reconveyance will be made.

BOOK 59 PAGE 312

ADDENDUM I

(15) In the event that an attorney be employed or expenses be incurred to compel payment of the Note or any portion of the indebtedness evidenced thereby or in connection with any default thereunder or under this Deed of Trust, Trustor promises to pay all such expenses and attorneys' fees, including, but not limited to, attorneys' fees incurred in any bankruptcy or judicial or non-judicial foreclosure proceeding.

EXHIBIT "A"

That certain real property located in Lincoln County, Nevada, described as follows:

Parcel 1:

Commencing at a point located as follows:

North 75° East 67 feet from the intersection of the Hoover Dam-Pioche Power Line and the Union Pacific Railroad Branch to Prince Mine which intersection is South $27^{\circ}57'$ West, 4,745.0 feet from Section Corner 21/28 20/29 Township 1 North, Range 67 East, M.D.B.&M., thence North $26^{\circ}24'$ East, 1,753 feet; thence due East 140 feet to:

Beginning, thence East 720 feet; thence South 2000 feet; thence West 720 feet; thence North 2000 feet to point of beginning.

Parcel 2:

Commencing at the intersection of the Hoover Dam-Pioche Power Line and the Union Pacific Railroad Branch to Prince Mine which intersection is South $27^{\circ}57'$ West, 4756.0 feet from Section Corner 20/21 29/28, Township 1 North, Range 67 East, M.D.B.&M., thence North 75° East 67 feet to Corner No. 1; thence North $26^{\circ}24'$ East 1753 feet to Corner No. 2; thence due East 140 feet to Corner No. 3; thence due South 2000 feet to Corner No. 4; thence due West 278 feet to Corner No. 5; thence North $56^{\circ}10'30''$ West, 772.15 feet to Corner No. 1 and closure of said area, being in and a part of Section 29, in said Township and Range.