

Recorded mail to:
 Valerie Strandell, Esq.
 P. O. Box 2670
 Reno, NV 89505
 Attn: Donna

THIS INSTRUMENT IS RECORDED IN
 DUPLICATE FOR RECORDING IN EACH
 OF THE COUNTIES IN WHICH THE
 PROPERTY DESCRIBED IS SITUATED.

NOTICE OF DEFAULT AND
 ELECTION TO SELL UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN: That McDONALD, CARANO, WILSON, BERGIN, FRANKOVICH & HICKS is duly substituted Trustee under a Deed of Trust dated July 5, 1977, executed by IMPERIAL FARMS LAND AND CATTLE COMPANY, INC., a California Corporation, as Trustor, to secure certain obligations in favor of the FEDERAL LAND BANK OF SACRAMENTO, a Corporation, as Beneficiary, recorded in the Official Records of White Pine County, Nevada, on September 8, 1977, in Book 404, Page 393, Document No. 190633, and in the Official Records of Lincoln County, Nevada, on September 8, 1977, in Book 22, Page 61, Document No. 60342, on that certain real property situate in White Pine County, Nevada, and Lincoln County, Nevada, more particularly described in Exhibit "A" attached hereto and made a part hereof as if set out in full herein, including a Note for the original sum of \$3,240,000.00; that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the undersigned; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made as follows:

- (1) All costs incurred herein;
- (2) Any advancements made;
- (3) Any delinquent taxes due and owing.
- (4) Delinquencies to 2-22-84, in the amount of \$473,105.47 as follows:
 - (a) \$457,386.40 Principal and interest due 12-1-83
 - (b) \$ 15,719.07 Defaulted interest from 12-1-83 to 2-22-84
- (5) Continued defaulted interest and/or principal, costs and fees.

Contact the Office of VALERIE M. STRANDELL, Attorney at Law, P. O. Box 2670, Reno, Nevada, 89505, phone (702) 322-0635, upon receipt hereof for exact amount due. As of February 22, 1984, the total indebtedness, including delinquencies, is \$4,248,602.17 with interest thereafter on a portion thereof at variable interest rates together with costs and fees.

That by reason thereof, the present Beneficiary under such Deed of Trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

DATE: This 16 day of APRIL, 1984.

FEDERAL LAND BANK OF SACRAMENTO
 a Corporation

By Walter Cragg
 Walter Cragg
 Associate Counsel

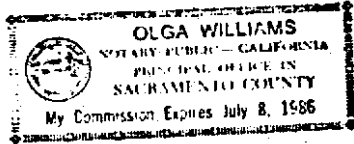
McDONALD, CARANO, WILSON, BERGIN,
 FRANKOVICH & HICKS
 ATTORNEYS AT LAW
 RENO, NEVADA 89505-2670
 4/1/84

SEL: 59-179

STATE OF CA)
COUNTY OF Sacramento) ss.

On this 16th day of April, 1984, personally appeared before me, a Notary Public, WALTER CRAGG, Associate Counsel of FEDERAL LAND BANK OF SACRAMENTO, a Corporation, who acknowledged that he executed the foregoing instrument.

Notary Public



COPY

EXHIBIT "A"

SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA:

PARCEL I:

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 (2) 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 "0-1" OF REAL ESTATE DEEDS, PAGE 4, OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA. LOCATED IN THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 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 FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 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 $53^{\circ}25'40''$ WEST, FOR A DISTANCE OF 198.8 FEET FROM QUARTER CORNER OF SECTION 21-22, TOWNSHIP 6 NORTH, 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 2, 1970 IN BOOK "0-1" OF REAL ESTATE DEEDS, PAGE 4, 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 8;
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.

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 9 NORTH, RANGE 66 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

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 8: 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 6
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 22: 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). Sheet 2 of 4 She

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 60 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 4: THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), NOW BEING KNOWN AS TRACT 28 IN SECTIONS 4 AND 6, TOWNSHIP 5 NORTH, RANGE 66 EAST, M.D.M., ACCORDING TO THE INDEPENDENT RESURVEY OF SAID LAND ACCEPTED IN FEBRUARY 19, 1959 BY THE DEPARTMENT OF THE INTERIOR.

PARCEL VII:

THE SOUTHEAST QUARTER (SE 1/4)

AND

THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27;

AND

THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 28; ALL IN TOWNSHIP 6 NORTH, RANGE 66 EAST, M.D.M.

PARCEL VIII:

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 66 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 35: 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 1, 1958 AS DOCUMENT NO. 288, IN BOOK L-1 OF REAL ESTATE DEEDS, PAGE 100, LINCOLN COUNTY, NEVADA RECORDS.

Containing 9,239.61 acres, more or less.

TOGETHER WITH the right to use ground water from 13 wells located on the land above-described, for irrigation of 3,400 acres more or less, as evidenced by Certificates of Appropriation of Water Nos. 6125, 6126, 7085, 7223, 7225, 7245, 7250, 7365, 7378, 7379, 7525, 7809, and 7976, issued by the Nevada State Engineer.

ALSO the right to water from North Creek, Sheep Creek, Geysers Creek, Dupont Creek, and Timber Creek evidenced by Certificate of Appropriation of Water No. 5279, issued by the Nevada State Engineer and Proof of Appropriation of Water for Irrigation Nos. 01029, 01030, 01031, and 01179, filed in the Office of the State Engineer.

ALSO the right to water flowing from Big Spring evidenced by Certificate No. 2590 issued by the Nevada State Engineer Application No. 9791.

ALSO an undivided 80/360 interest in and to the Oxborrow interest of Swallow Allotment; and an undivided 225/1600 interest; 350/1600 interest; 90/1600 interest; 10/360 interest; in a 174/1600 interest; and 90/1600 interest; in and to the waters included in the Swallow Allotment, all as evidenced by Proof of Appropriation of Water Nos. 01970 through and including 02027; 02111 through and including 02125; and 02198 through and including 02201; all on file in the Office of the Nevada State Engineer.

TOGETHER WITH the following enumerated components of the sprinkler irrigation system which are deemed by the grantor named herein to be fixtures and a part of the above described real property.

1. Ten (10) wheel lines, one-quarter mile in length with "Western" movers;
2. Two (2) wheel lines, one-quarter mile in length with Redit Rain movers;
3. One (1) self-propelled center pivot system -- Valley Model No. 1041, Serial No. 2170;
4. One (1) self-propelled center pivot system, Lockwood Model No. 7900, Serial No. 241;
5. One (1) self-propelled center pivot system, Lockwood Model No. 1401, Serial No. 242;
6. One (1) self-propelled center pivot system, Rain Cat Model No. 14RC6W, Serial No. RC178;
7. One (1) self-propelled center pivot system, Zumatic Model No. 307, Serial No. 2998;

No. **79864**

FILED AND RECORDED AT REQUEST OF
 First American Title Co.
 April 27, 1984
 40 MINUTES PAST 11 O'CLOCK
 A.M. IN BOOK 59 OF OFFICIAL
 RECORDS PAGE 479 LINCOLN
 COUNTY, NEVADA

YURIKO SETZER
 COUNTY RECORDER

Yuriko Setzer