

Lincoln County

As R.F.T.T. o

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Crawford Farms, a Nevada partnership, Eldon G. Crawford, Brenda Crawford, Kevin B. Crawford, Janet Crawford, George C. Crawford and Edra Crawford

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Wells Fargo Ac Credit

all that real property situated in the \_\_\_\_\_ County of Lincoln

State of Nevada, bounded and described as follows: SEE EXHIBIT 1 ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE. SUBJECT TO: SEE EXHIBIT 2 ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

"The within Deed is an absolute conveyance of the title to the above described property in effect as well as in form and is not intended as a mortgage conveyance in trust or as an hypothecation of any kind or character; that the possession of the above-described property has been surrendered to and taken by the above named Grantee; that the undersigned have no option to purchase or any other right, title or interest in or to said premises; that the consideration was and is full, fair, just, adequate and reasonable; that this conveyance is not made in fraud, upon the rights of any creditors of the undersigned, or of any other person or persons whomsoever; and that each, all and every of the representations herein made are and each of them is made for the benefit of any person hereafter acquiring any rights, title or interest in or to the above-described property and of any title insurance company which may insure the rights, title or interest of any such person, and each of such persons is, and all of them are, authorized to rely upon each, all and every of the foregoing representations, which are freely and fairly made without menace, fraud, duress or undue influence on the part of any person whomsoever."

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. It is the intent of the parties hereto that this deed not merge with that certain instrument recorded in Book \_\_\_\_\_ of Official Records as Document No. 1429173 in the Office of the County Recorder of Lincoln County, Nevada.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness their hand 3 this \_\_\_\_\_ day of May, 1985

STATE OF NEVADA }  
COUNTY OF CLARK }

SEE EXHIBIT 3 ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

On May 22, 1985

personally appeared before me, a Notary Public, George C. Crawford; Eldon Crawford; Brenda Crawford; Kevin B. Crawford; Janet Crawford; Edra Crawford

who acknowledged that they executed the above instrument.

Signature Evans Pearce  
(Notary Public)

(Notarial Seal)  
EVAN PEARCE  
Notary Public, State of Nevada  
CLARK COUNTY  
My Appointment Expires Apr. 22, 1989

ESCROW NO. \_\_\_\_\_  
ORDER NO. ) 84-42143-A W6  
WHEN RECORDED MAIL TO: Wells Fargo Ac Credit  
5690 DTC Blvd. Suite 520  
Englewood, Colorado 80165

No. 62633  
FILED AND RECORDED AT REQUEST OF  
Land Title of Nevada, Inc.  
May 31, 1985  
AT 45 MINUTES PAST 1 O'CLOCK  
P.M. IN BOOK 65 OF OFFICIAL  
RECORDS, PAGE 436 LINCOLN  
COUNTY, NEVADA

James S. Stetson  
COUNTY RECORDER

BOOK 65 PAGE 436

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Situate in the County of Lincoln, State of Nevada,  
described as follows:

PARCEL I:

The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 2, and Lot Three (3) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 3, in Township 1 South, Range 09 East, M.D.B.&M., Lincoln County, Nevada.

PARCEL II:

The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 34, Township 1 North, Range 09 East, M.D.B.&M., and Lots Two (2) and Three (3) and the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 2, and Lots One (1) and Two (2) and the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 3, all in Township 1 South, Range 09 East, M.D.B.&M., Lincoln County, Nevada.

PARCEL III:

The point of beginning is a steel fence post located on the Mount Diablo base line, or a point from which the South Quarter (S 1/4) corner of Section 36, Township 1 North, Range 08 East, bears due west 1690.75 feet. (This is marked by a Brass Cap, set in 1971 by the U.S. Coast and Geodetic Survey); thence South 26-08W 393.00 feet, more or less to a steel fence post; thence S63-08E 1570.00 feet, more or less to a steel fence post; thence S26-52W 77.00 feet, more or less to a steel fence post; thence S63-08E 125.00 feet more or less to the center of the Meadow Valley Flood Channel; thence northeast along said Flood Channel to a point where it intersects the East line of Lot Four (4) (Also west line of Lot Three (3)) located with the Northwest Quarter (NW 1/4) of Section 5, Township 1 South, Range 09 East, or area point in the center of the Flood Channel approximately 750.00 feet South of the Mount Diablo Base Line; thence North 750.00 feet, more or less to the Northwest corner of said Lot Four (4) (located on the Mount Diablo Base Line); thence East 2250 feet more or less along the Mount Diablo Base Line to the Southeast corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 1 North, Range 09 East; thence North 1320 feet, more or less to the Northeast corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 31; thence East 2640 feet, more or less to the Northwest corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 1 North, Range 09 East, M.D.B.&M.; thence South 1320.00 feet, more or less to the Southwest

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corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 32; thence East 3040.00 feet, more or less along the Mount Diablo Base Line to the Northwest corner of Lot One (1) (located within the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 4, Township 1 South, Range 69 East); thence South 660.00 feet, more or less along the west line of said Lot One (1) to the Southwest corner of said Lot One (1); thence East 2640.00 feet, more or less to the Southeast corner of Lot Four (4) (located within the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 3, Township 1 South, Range 69 East); thence North 660.00 feet, more or less to the Northeast corner of said Lot Four (4) (located on the Mount Diablo Base Line); thence west 410.00 feet, more or less along the Mount Diablo Base Line to the Southeast corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 33, Township 1 North, Range 69 East; thence North 1320.00 feet, more or less, to the northeast corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 33; thence 3960.00 feet, more or less to the Northwest corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 32, Township 1 North, Range 69 East; thence North 1320.00 feet, more or less to the Northeast corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 32; thence West 1320.00 feet, more or less to the Southeast corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 32; thence North 1950.00 feet, more or less to a point in the center of the Meadow Valley Flood Channel (located along the East line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 32); thence westerly 1320.00 feet, more or less along said Flood Channel to a point on the West Line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 32; thence Southwesterly 1150.00 feet, more or less along said Flood Channel to the South line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 31, Township 1 North, Range 69 East; thence west 250.00 feet, more or less along the South line to the Southwest corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 31; thence South 150.00 feet, more or less, to the center of the Flood Channel; thence Southwesterly 1650 feet, more or less to the North line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 31; thence west 2800.00 feet, more or less to the Northwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 31 (located on the Rob-Kaye Range Line; this point is a Brass Cap marked 1/4 corner S-30 Robc/S-31 R69E set in 1974); thence South 1320 feet, more or less to the Northwest corner of the Southwest Quarter (SW 1/4) of the southwest

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Quarter (SW 1/4) of Section 31, Township 1 North, Range 69 East; thence west 316.00 feet, more or less along the North line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 30, Township 1 South, Range 69 East; thence S26-08W 1470.00 feet, more or less to the Point of beginning.

Excepting therefrom, the Southwest Quarter (SW 1/4) and the Northwest Quarter (NW 1/4) of the Southwest Quarter (SE 1/4) of Section 31 and all that portion lying within the Northwest Quarter (NW 1/4) of Section 31.

**PARCEL IV:**

The East half (E 1/2) of the Southwest Quarter (SW 1/4) of Section 31, Township 1 North, Range 69 East, M.D.B.&M.

**PARCEL V:**

Government Lots Three (3) and Four (4) in Section 31, Township 1 North, Range 69 East, M.D.B.&M. Excepting therefrom, the following described parcels:

A. That part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 31, Township 1 North, Range 69 East, M.D.B.&M., lying North of Highway from Pioche to Echo Dam, being more particularly described as follows:

beginning at the Northwest corner of the Southwest Quarter (SW 1/4) of Section 31, thence South along west line of said Section 31, 536.00 feet, more or less to the North right of way line of said Highway; thence Northeasterly along the Northerly right of way of said Highway to a point on the North line of said Southwest Quarter (SW 1/4) of Section 31, thence west along the North line of said Southwest Quarter (SW 1/4) of Section 31, 630.00 feet, more or less to the point of beginning.

B. A parcel of land within the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 31, Township 1 North, Range 69 East, M.D.B.&M., described as follows:

beginning at the West Quarter (W 1/4) corner of said Section 31, marked by a Brass Cap, thence South 89°20'30" East along the Quarter (1/4) section line 860.79 feet to the Northwest (NW) corner of said Parcel One (1), or true point of beginning, thence continuing South 89°20'30" East, along said Quarter (1/4) section line 208.71 feet to the Northeast (NE) corner; thence South 0°39'30" West, 208.71 feet, to the Southeast (SE) corner; thence North 89°20'30" West, 208.71 feet to the Southwest (SW)

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corner; thence North  $0^{\circ}39'30''$  208.71 feet to the Northeast (NE) corner or place of beginning.

PARCEL VI:

That part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 31, Township 1 North, Range 69 East, M.D.B. & M., lying North of Highway from Pioche to Echo Dam, being more particularly described as follows:

beginning at the Northwest (NW) corner of the Southwest Quarter (SW 1/4) of Section 31, thence South along west line of said Section 31, 536.00 feet, more or less to the North right of way line of said Highway, thence northeasterly along the northerly right of way of said Highway to a point on the North line of said Southwest Quarter (SW 1/4) of Section 31, thence west along the North line of said Southwest Quarter (SW 1/4) of Section 31, 530.00 feet, more or less to the point of beginning.

PARCEL VII:

A parcel of land within the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 31, Township 1 North, Range 69 East, M.D.B. & M., described as follows:

beginning at the West Quarter (W 1/4) corner of said Section 31, marked by a Brass Cap, thence South  $89^{\circ}20'30''$  East along the Quarter (1/4) section line 860.79 feet to the Northwest (NW) corner of said Parcel One (1), or true point of beginning, thence continuing South  $89^{\circ}20'30''$  East along said Quarter (1/4) section line 208.71 feet to the Northeast (NE) corner; thence South  $0^{\circ}39'30''$  West, 208.71 feet, to the Southeast (SE) corner; thence North  $89^{\circ}20'30''$  West, 208.71 feet to the Southwest (SW) corner; thence North  $0^{\circ}39'30''$  208.71 feet to the Northeast (NE) corner or place of beginning.

PARCEL VIII:

The Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 1 North, Range 69 East, M.D.B. & M.

Excepting from Parcels I thru VIII above any and all state and county roads that may exist on said land.

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At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. The lien of Supplemental Taxes, if any, assessed pursuant to the provisions of N.R.S. 361.240, Statutes of the State of Nevada
2. The herein described real property has been placed within the boundaries of in Agricultural or Open Space use Assessment District; and is potentially subject to deferred real property taxes as disclosed by Agricultural and Open Space Lien Notice recorded August 28, 1984 in Book 61 of Official Records, page 495 through 513, Lincoln County, Nevada Records.

3. Mineral rights, reservations, easements and exclusions as contained in the Patent conveying said land
4. The effect of a Purchase Contract dated May 1, 1976 by and between Chester W. Dabrow and Josephine Dabrow, Sellers, and Eldon G. Crawford, George C. Crawford, and Eora B. Crawford, Buyers; recorded May 19, 1976 in Book 17 of Official Records, page 143, Lincoln County Records.

(Affects Parcels III, IV, V & VIII)

By Collateral Assignment of Purchase Contract dated March 10, 1982, the Buyer's interest in the above Contract was Assigned to Wells Fargo Ag Credit Corporation by Instrument recorded March 18, 1982 in Book 49 of Official Records, page 201, Lincoln County records.

An Addendum to said Collateral Assignment was recorded July 15, 1983 in Book 95 of Official Records, page 652, Lincoln County Records.

5. A deed of trust to secure an indebtedness of \$ (not set out) and any other amounts payable under the terms thereof, recorded September 8, 1976 in book 18, page 235 of Official Records as Document No. (not set out)

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Dated : September 8, 1976  
Trustor : George C. Crawford and Edra B. Crawford  
Trustee : Neoaco, Inc.  
Beneficiary : Rose Marie Condie

(Affects a portion of Parcel II)

The beneficial interest of record under said deed of trust was assigned to Nevada National Bank trustee for Rose Marie Condie recorded October 19, 1980 in Book 62, page 440 of Official Records, as Document No. (not set out)

- 6. The effect of an easement and water right permit in favor of Kevin Crawford, recorded August 16, 1979 in Book 31, page 90 of Lincoln County Records. Said instrument discloses water line and well easements over and across a portion of Parcels V, VI, and VII. The exact location is not disclosed.
- 7. A deed of trust to secure an indebtedness of \$59,000.00 and any other amounts payable under the terms thereof, recorded January 16, 1980 in Book 35, page 112 of Official Records as Document No. (not set out)

Dated : January 16, 1980  
Trustor : Kevin B. Crawford and Janet Crawford  
Trustee : Federal Land Bank of Sacramento  
Beneficiary : Federal Land Bank of Sacramento

(Affects Parcel VI)

- 8. A Mortgage to secure an indebtedness of \$1,890,000.00 and any other amounts as may become due under the terms of said Mortgage, executed by Eldon G. Crawford, George C. Crawford, and Edra B. Crawford, in favor of Wells Fargo Ag Credit Corp., recorded August 28, 1981 in Book 46, page 226 of Official Records.

(Affects Parcels III thru VIII)

An Addendum to said Real Estate Mortgage was recorded July 15, 1983 in Book 53 of Official Records, page 634, Lincoln County Records.

- 9. A Mortgage to secure an indebtedness of \$1,890,000.00 and any other amounts as may become due under the terms

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of said Mortgage, executed by George C. Crawford and Edra B. Crawford, in favor of Wells Fargo Ag Credit Corp., recorded August 28, 1961 in Book 46, page 231 of Official Records.

(Affects Parcel II)

An Addendum to said Real Estate Mortgage was recorded July 15, 1983 in Book 55 of Official Records, page 655, Lincoln County Records.

10. A Mortgage to secure an indebtedness of \$3,873,235.00 and any other amounts as may become due under the terms of said Mortgage, executed by George C. Crawford and Edra B. Crawford, in favor of Wells Fargo Ag Credit Corp., recorded March 18, 1962 in Book 49, page 206 of Official Records.

(Affects Parcel I)

An Addendum to said Real Estate Mortgage was recorded July 15, 1983 in Book 55 of Official Records, page 656, Lincoln County Records.

11. A Mortgage to secure an indebtedness of \$1,983,235.00 and any other amounts as may become due under the terms of said Mortgage, executed by Eldon G. Crawford, George C. Crawford and Edra B. Crawford, in favor of Wells Fargo Ag Credit Corp., recorded March 18, 1962 in Book 49, page 211, Lincoln County Records.

(Affects Parcel II)

An Addendum to said Real Estate Mortgage was recorded July 15, 1983 in Book 55 of Official Records, page 653, Lincoln County Records.

12. A Mortgage to secure an indebtedness of \$4,875,000.00 and any other amounts as may become due under the terms of said Mortgage, executed by Kevin Crawford and Janet Crawford in favor of Wells Fargo Ag Credit Corporation recorded July 15, 1983 in Book 55, page 642 of Official Records.

(Affect Parcel VI)

13. A Mortgage to secure an indebtedness of \$4,875,000.00 and any other amounts as may become due under the terms of said Mortgage, executed by Eldon G. Crawford and Brenda Crawford in favor of Wells Fargo Ag Credit Corporation recorded July 15, 1983 in Book 55, page 67, of Official Records.



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(Affects Parcel VII)

14. A deed of trust to secure an indebtedness of \$3,598,504.00 and any other amounts payable under the terms thereof, recorded August 15, 1984 in book 61, page 115 of Official Records as Document No. 80020

Dated : July 31, 1984

Trustor : Eldon C. Crawford, Brenda Crawford,  
Kevin B. Crawford, Janet Crawford,  
George C. Crawford, Edra B. Crawford  
and Crawford Farms, a Partnership

Trustee : Land Title of Nevada, Inc.

Beneficiary : Wells Fargo AG Credit, a California  
Corporation

EXHIBIT 2

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CRAWFORD FARMS, a Nevada partnership

By George C. Crawford  
General Partner  
George C. Crawford

By Eldon Crawford  
General Partner  
Eldon Crawford

Eldon Crawford  
ELDON G. CRAWFORD

Brenda Crawford  
BRENDA CRAWFORD

Kevin B. Crawford  
KEVIN B. CRAWFORD

Janet Crawford  
JANET CRAWFORD

George C. Crawford  
GEORGE C. CRAWFORD

Edra Crawford  
EDRA CRAWFORD