

THIS DEED OF TRUST, made this 9th day of MAY, 1985,
between JUNE W. COX PETE

_____ , herein called GRANTOR or TRUSTOR,
whose mailing address is RFD Caliente, Nevada 89008

CHICAGO TITLE INSURANCE COMPANY, a MISSOURI corporation, herein called Trustee, and
ZIONS FIRST NATIONAL BANK

_____ , herein called BENEFICIARY,
WITNESSETH: THAT WHEREAS Trustor has borrowed and received from Beneficiary in lawful money of the United States the sum of THIRTY THOUSAND
DOLLARS AND NO/100

DOLLARS,
and has agreed to repay the same, with interest, to Beneficiary in lawful money of the United States according to the terms of a promissory note of even date herewith,
executed and delivered therefor by Trustor.

NOW, THEREFORE, for the purpose of securing each agreement of the Trustor herein contained including payment of the said promissory note and of any money
with interest thereon that may be advanced by or otherwise become due to Trustee or Beneficiary under the provisions hereof and for the purpose of securing payment
of such additional sums as may hereafter be advanced for the account of Trustor by Beneficiary with interest thereon.

TRUSTOR irrevocably GRANTS AND TRANSFERS TO TRUSTEE, IN TRUST WITH POWER OF SALE, all that property in Lincoln County,
Nevada, described as:

(See attached for Legal Description)

This Trust Deed Secures Note #9002 dated May 9th, 1984 in the amount of \$30,000.00 with
a current balance of \$30,000.00 and Note # 9003 dated August 24, 1984 in the amount of
\$4,331.72 with a current balance of \$4,331.72.

TOGETHER WITH all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a company or
otherwise; and

TRUSTOR ALSO ASSIGNS to Beneficiary all rents, issues and profits of said realty, 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.

TO HAVE AND TO HOLD said property upon and subject to the trusts and agreements herein set forth and incorporated herein by reference. The following covenants,
Nos. 1, 2, 3, 4, 5, 6, 7, 8 and 9 of NRS 107.030 are hereby adopted and made a part of this deed of trust, EXCEPT ONLY that the amounts agreed upon by the parties to this
instrument with respect to covenants Nos. 2, 4 and 7 incorporated by reference of such trusts and agreements is respectively as follows: Covenant No. 2, \$ _____.

Covenant No. 4, _____ %; Covenant No. 7, _____ %. Such provisions so incorporated shall have the same force and effect as
though specifically set forth and incorporated verbatim in this deed of trust.

THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and any notice of sale hereunder be mailed to him at the address hereinbefore set forth.
IN WITNESS WHEREOF, Grantor has executed this instrument.

Signature of Trustor:

June W. Cox Pete
June W. Cox Pete

STATE OF ~~Nevada~~ Utah
COUNTY OF ~~Washington~~ Washington

On this 9th day of May, 1985

personally appeared before me, a Notary Public in and for said Washington
County, JUNE W. COX PETE

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 herein mentioned.

WITNESS my hand and official seal.

Sheldon T. Banks
Notary Public in and for said County and State

(If executed by a corporation, the corporation form of acknowledgment must be used.)
(NOTARIAL SEAL)

Order No. _____ When Recorded, Mail to

ZIONS FIRST NATIONAL BANK
P. O. Box 306
Enterprise, Utah 84725

Parcel 1: Situated in the County of Lincoln, State of Nevada described as follows: That portion of the East Half (E $\frac{1}{2}$) of Section 2, Township 3 South, Range 67 East, MDB&M, lying Northwest of a certain parcel of land conveyed to the Oregon Short Line and Utah Northern Railway Co., recorded September 10, 1890 in Book "O" Real Estate Deeds, Page 513 Lincoln County, Nevada Records. EXCEPTING THEREFROM the following:

That portion of land conveyed to the State of Nevada by Deed from C.C. RONNOW to the state of Nevada, dated May 10, 1937, recorded June 1, 1937, in Book "E-1" Real Estate Deeds, Page 259, Lincoln County, Nevada Records.

All that certain lot, piece or parcel of land situate in the valley South of the Town of Panaca Nevada, and bounded and described as follows, to wit: Beginning at the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section 2, Township 3 South, Range 67 East, MDB&M, running thence due East 1660 feet, thence South 27 degrees 02' West 1120 feet, thence due West 1155 feet, thence due North 990 feet to the place of beginning, as contained in Deed from Grant Lee and Phyllis Lee to Panaca Corp., of the Church of Jesus Christ of Latter Day Saints, a Corp. Sole, dated March 27, 1948, recorded June 18, 1948, in Book "H-1" Real Estate Deeds, Page 246, Lincoln County Nevada Records.

All State and County Roads and Highways and railroad right of ways. RESERVING THEREFROM an easement for road purposes fifty (50) feet wide, as the same now exists on said land.

PARCEL 2: A parcel of land, situated in the Northwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of Section 2, Township 3 South, Range 67 East, MDB&M described as follows:

Beginning 1320 feet South of the Northwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 2 and running thence due East 400 feet, thence due North 1320 feet to the Union Pacific Railroad right of way, thence South 27 degrees 02' West 1485 feet to the Point of Beginning.

EXCEPTING THEREFROM right of way for Union Pacific Railroad (Caliente-Pioche Branch).

EXCEPTING HEREFROM approximately 8 acres of land located in the Northwest quarter of of the Southeast quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 2, Township 3 South, Range 67 East, MDB&M and bounded by the Union Pacific Railroad on the Westerly side and by the Western branch of the Meadow Valley Wash on the Easterly side and by the South line of the Northwest quarter of the Southeast quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of said Section 2, on the southerly side and by an East-West line drawn through a point 785 feet North of and parallel to the said Southern line of the Northwest quarter of the Southeast quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of said Section 2, on the southerly side and by an East-West line drawn through a point 785 feet North of and parallel to the said Southern line of the Northwest quarter of the Southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of said Section 2 on the Northerly side, and all being situate in Lincoln County, Nevada.

EXCEPTING THEREFROM a Parcel of land situate within the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, T3S, R67E., MDB&M Lincoln County, Nevada, being further described as follows: A Parcel of Land Numbered Parcel 2, on the Parcel Map filed by Mrs. JUNE W. COX PETE at the Lincoln County Courthouse September 23, 1980, and recorded in Book "A" of Platts, page 164.

Beginning at a point from which the north quarter corner of said Section 2 bears N0 degrees 08' 30" E 1893.53'; thence S 72 degrees E 296 feet, more or less along the North Boundary of Parcel 2 to the true point of beginning (1) thence continuing S. 72 degrees E. 428.7 feet, more or less to a point on the Union Pacific Railroad westerly right-of-way (2); thence S 27 degrees 02' W. 394.59 feet along said right-of-way (3); thence N. 84 degrees 30' W 232.12 feet, more or less along the South Boundary of Parcel 2 (4) and thence N0 degrees 08' 30" E 460 feet, more or less to the true point of beginning.

Said Parcel contains 3 acres, more or less. Subject however, to any and all egress entrances and easements as specified on the above Parcel Map.

EXCEPTING THEREFROM right-of-way for Union Pacific Railroad (Caliente-Pioche Branch).

FURTHER EXCEPTING therefrom a parcel of land situate in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, T3S, R67E, MDB&M Lincoln County, Nevada being further described as follows: A parcel of land numbered Parcel 3 on a Parcel Map filed by Mrs. JUNE W. COX PETE at the Lincoln County Courthouse September 23, 1980, and recorded in Book "A" of Platts, page 164:

(1) Beginning at a point from which the North Quarter corner (Brass Cap) of said Section 2 bears N0 degrees 08' 30" E a distance of 2424.92 feet; thence S. 84 degrees 30' E. a distance of 512.12 feet (2) to a point on the westerly right-of-way of the Union Pacific Railroad; thence S. 27 degrees 02' W along said right-of-way a distance of 1113.30 feet (3) to a point where said right-of-way line intersects the west boundary of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 2; and thence N0 degrees 08' 30" E a distance of 1033 feet, more or less to the point of beginning, said parcel contains 6 acres, more or less.

Subject, however, to an easement for road purposes situated on the easterly portion of said parcel which is parallel to its easterly boundary and has a width of 50 feet. Said easement is depicted on the aforementioned parcel map.

[Faint, illegible text, possibly a deed or legal document]

No. 83040

FILED AND RECORDED AT REQUEST OF
Zions First National Bank

August 1, 1985

AT 5 MINUTES PAST 3 O'CLOCK

P.M. IN BOOK 66 OF OFFICIAL

RECORDS, PAGE 368 LINCOLN

COUNTY, NEVADA.

YURIKO SETZER

COUNTY RECORDER

By *Maria Conner* Deputy