

Lincoln County

APPLICATION FOR AGRICULTURAL USE ASSESSMENT  
Note: If necessary, attach extra pages.

Pursuant to SB 167, 1975 Statutes of Nevada, Chapter 749 (I) (We),  
WELLS FARGO AG CREDIT

P. O. BOX 3937

ENGLEWOOD, COLORADO 80155

(Please print or type the name of each owner of record or his representative.)

hereby make application to be granted, on the below described agricultural land, an assessment based upon the agricultural use of this land.

(I) (We) understand that if this application is approved, it will be recorded and become a public record.

This agricultural land consists of 1,200 (approximately) acres, is located in Lincoln Country, Nevada and is described as Book 65, page 436 (Assessor's Roll or Parcel Number(s))

Legal description, attached

(I) (We) certify that the gross income from agricultural use of the land during the preceding calendar year was \$2,500 or more.

(I) (We) have owned the land since May 22, 1985.

(I) (We) have used it for agricultural purposes since Aquisition of Property. The agricultural use of the land presently is (i.e. grazing, pasture, cultivated, dairy, etc.) irrigated farmland and pasture

Was the property previously assessed as agricultural? yes. If so, when? \_\_\_\_\_

If the land was not previously classified as agricultural, how is it now being prepared to qualify for agricultural assessment? \_\_\_\_\_

Will the projected income on this property by \$2,500 or more? yes

(I) (We) hereby certify that the foregoing information submitted is true, accurate and complete to the best of (my) (our) knowledge. (Each owner of record or his authorized representative must sign. Representative must indicate for whom he is signing, in what capacity and under what authority.)

Signature of Applicant or Agent - Address and Phone Number Date

Signature of Applicant or Agent - Address and Phone Number Date

Signature of Applicant or Agent - Address and Phone Number Date

Signature of Applicant or Agent - Address and Phone Number Date

Signature of Applicant or Agent - Address and Phone Number Date 7/29/85

Wells Fargo Ag Credit P. O. Box 3937  
Dwayne D. Sharp Englewood, Colorado 80155  
Assistant Vice President (303) 740-9750

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

Date application received 8/5/85 W.S.H.  
 (Initial)  
 Date property inspected (If applicable) 9/7/85 W.S.H.  
 (Initial)  
 Date income records inspected (If applicable) 9/7/85 W.S.H.  
 (Initial)  
 Approved  Denied  9/7/85 W.S.H.  
 (Date) (Initial)  
 Written notice of approval or denial sent to applicant 9/7/85 W.S.H.  
 (Date) (Initial)  
 If approved, application recorded 12/3/85 W.S.H.  
 (Date) (Initial)  
 Department of Taxation:  
 Application returned to assessor for valuation and entry on the roll \_\_\_\_\_  
 (Date) (Initial)

Reasons for approval or denial and other pertinent comments:

This is a very large farm and will qualify easily  
under the \$25,000 minimum gross profit program.

Michael S. Lloyd  
(Signature of Assessor or Department Employee Processing Application)

Lincoln County Assessor  
(Title)

12/3/85  
(Date)

Lincoln County

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 69 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 69 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 69 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 68 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 395.00 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 69 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 69 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 69 East, M.D.B.&M.; thence South 1320.00 feet, more or less to the Southwest

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 32; 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 R68-R69E Range Line, this point is a Brass Cap marked 1/4 corner S-30 R68E/S-31 R69E set in 197-1); thence South 1320 feet, more or less to the Northwest corner of the Southwest Quarter (SW 1/4) of the Southwest

Lincoln County

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 1-70.00 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 Southeast Quarter (SE 1/4) of Section 31 and all that portion lying within the Northwest Quarter (NW 1/4) of Section 30.

**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.&L.M.

**PARCEL V:**

Government Lots Three (3) and Four (4) in Section 31, Township 1 North, Range 69 East, M.D.B.&L.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.&L.M., lying North of Highway from Ploche 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.&L.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)

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

**PARCEL VII:**

That part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 31, Township 1 North, Range 49 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 Northeast 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.

**PARCEL VIII:**

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 49 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 800.79 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 49 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.

Lincoln County

84294

FILED AND RECORDED AT RECORDS OF  
Lincoln Co. Assessor

Dec. 6, 1985

BY S. MERRILL FISK J. O'ROCK

P. M. IN BOOK 69 OF OFFICIAL

RECORDS, PAGE 57 LINCOLN  
COUNTY, NEVADA.

YURIKO SETZER  
COUNTY RECORDER

By Maria Cordia, Deputy

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. 361.260, Statutes of the State of Nevada
2. The herein described real property has been placed within the boundaries of an Agricultural or Open Space use Assessment District; and is potentially subject to deferred 75% property taxes as disclosed by Agricultural and Open Space Lien Notice recorded August 28, 1984 in Book 61 of Official Records, page 493 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 M. Oxborrow and Josephine Oxborrow, Sellers, and Eldon G. Crawford, George C. Crawford, and Edra B. Crawford, Buyers; recorded May 19, 1976 in Book 17 of Official Records, page 1-5, Lincoln County Records.

(Affects Parcels III, IV, V & VIII)

By Collateral Assignment of Purchase Contract dated March 10, 1982, the Buyers 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 20, 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)

EXHIBIT 2

BOOK 65 PAGE 441

BOOK 69 PAGE 63