



TRUSTEE'S DEED

THIS DEED, made by DAYLE ROBERTSON, as Trustee, under the hereinafter mentioned Deed of Trust (herein called Trustee), and HARMSEN FAMILY LIMITED PARTNERSHIP (herein called Grantee), as 350 North 400 East, Salt Lake City, Utah, 84111.

WITNESSETH:

WHEREAS, MEADOW VALLEY LAND AND CATTLE COMPANY, a general partnership, as Trustor, by Deed of Trust dated June 29, 1979, and recorded June 29, 1979, as Entry No. 64610 in Book 30 at Page 471 of Official Records, in the office of the County Recorder of Lincoln County, State of Nevada, did grant and convey to LAND TITLE OF NEVADA, INC., a Nevada corporation as Trustee upon the Trusts therein expressed, the property hereinafter described to secure, among other obligations, payment of a certain promissory note and interest, according to the terms thereof, and other sums of money advanced, and interest thereof;

WHEREAS, DAYLE ROBERTSON was substituted as Trustee;

WHEREAS, a breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of Default hereinafter referred to;

WHEREAS, the then Beneficiary or holder of said note did execute and deliver to Trustee written declaration of default and demand for sale;

WHEREAS, Trustee, in consequence of said declaration of default, election and demand for sale, and in compliance with the terms of said Deed of Trust did execute a notice of sale stating that he, as such Trustee, by virtue of the authority in him vested, would sell at public auction to the highest bidder, for cash, in lawful money of the United States, the property particularly described therein (and hereinafter described), said property being in the County of Lincoln, State of Nevada, and fixing the time and place of sale as October 24, 1986, at the Lincoln County Courthouse, at 2:00 p.m. of said day, and did publish such notice of sale pursuant to the requirements of Nevada Revised Statutes §§107.080(4) and 21.130(3) by causing a copy of such notice to be served upon the Trustor by personal service or by registered mail to the last known address of the Trustor and by posting a copy of said notice for not less than twenty days before the date of sale therein fixed, in three (3) public places in the said County of Lincoln, wherein said property was to be sold, and said Trustee did cause a copy of said notice to be published once a week for three (3) consecutive weeks, in a newspaper, if there be one, in said Lincoln County;

WHEREAS, all applicable statutory provisions of the State of Nevada and all provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

WHEREAS, Trustee did at the time and place of sale fixed as aforesaid then and there sell, at public auction, to said Grantee, HARMSEN FAMILY LIMITED PARTNERSHIP being the highest bidder therefore, the property hereinafter described, for the sum of \$600,000.00.

NOW, THEREFORE, Trustee, in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee, the receipt whereof is hereby acknowledged, and by virtue of the authority vested in him by said Deed of Trust, does, by these presents, GRANT AND CONVEY unto Grantee, but without any covenant or

warranty, express or implied, all that certain property situated in Lincoln County, State of Nevada, described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, said DAYLE ROBERTSON, as Trustee, has caused his name to be hereto affixed this 8<sup>th</sup> day of December, 1986.

*Dayle Robertson*  
TRUSTEE

STATE OF NEVADA        )  
                                  : ss  
COUNTY OF                )

On this 8<sup>th</sup> day of December, 1986, personally appeared before me DAYLE ROBERTSON, the signer of the within instrument, who duly acknowledged to me that he executed the same.

*Nancy L. Stallard*  
Notary Public  
Residing at Lander County,  
State of Nevada.

My Commission Expires:

July 8 1990



110686-2/[CH81]

Lincoln County

EXHIBIT "A"

The East Half (E $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) and the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 13, Township 4 South, Range 66 East, M. D. S. & M., and all that portion of the West Half (W $\frac{1}{2}$ ) of Section 18, Township 4 South, Range 67 East, M. D. S. & M., lying West of State Highway No. 35 and all that portion of the West Half (W $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 18, Township 4 South, Range 67 East, lying West of State Highway No. 35 and the East Half (E $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 24, Township 4 South, Range 66 East, M. D. S. & M., and that portion of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 24, Township 4 South, Range 66 East, M. D. S. & M., lying West of State Highway No. 35 and all that portion of the East Half (E $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 25, Township 4 South, Range 66 East, M. D. S. & M., lying West of the Union Pacific Railroad right of way.

Excepting therefrom that portion of the above described land heretofore conveyed to the incorporated City of Caliente by Deed recorded in Book "L-1" of R.E. Deeds, page 345.

Also excepting therefrom that portion of the above described land heretofore conveyed to Lincoln County Post No. 23 American Legion, the Hugh J. Johnson Post No. 7114 V.F.W. and Barracks No. 2287 Veterans of World War I of U.S.A., by Deed recorded in Book "L-1" of R.E. Deeds at page 346.

Also excepting that portion of the above described land heretofore conveyed to Ronald Young and Betty Young, husband and wife by Deed recorded in Book "E-1" of Real Estate Deeds at page 356.

Also, except that portion conveyed to the United States of America by Deed recorded July 26, 1963 in Book "M-1" of Real Estate Deeds at page 163.

Also except that portion conveyed to Ronald Young et al by Deed recorded September 3, 1969 in Book "M-1" of R.E. Deeds at page 420.

Also except those portions conveyed to the Board of Co. Commissioners by Deed recorded May 27, 1936 in Book "E-1" of R.E. Deeds at page 91 and recorded May 27, 1926 in Book "E-1" of R.E. Deeds at page 90.

Also except an undivided 1/2 interest in that portion of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 7 lying within the Manlow Valley Wash.

Also except that portion of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section 7 lying South of U.S. Highway 93.

Also except that portion of Section 7 beginning at a point on the East boundary of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 7, Township 4 South, Range 67 East, M.D.S. & M., a point common with the Southwest corner of the Melt Addition to the City of Caliente, Nevada thence South 44°29' West 208.73 feet; thence North 45°31' West 208.71 feet; thence North 44°29' East 422.10 feet; thence South 00°07' West 298.49 feet to the Point of Beginning.

Except the interest in that portion of said land conveyed to County of Lincoln State of Nevada by Deed recorded January 5, 1975 in Book "12" of Official Records at page 441.

Excepting from the entire of the above described any and all rights of way heretofore granted by the Grantors herein or their predecessors in interest to the Union Pacific Railroad Co., and its predecessors in interest and to the State of Nevada for Highway purposes, which said rights of way are on file and of record in the Office of the County Recorder of said Lincoln County, Nevada.

EXHIBIT A

BOOK 72 PAGE 451

BOOK 30 PAGE 472

BOOK 73 PAGE 125

EXHIBIT "A" CONTINUED

MEADOW VALLEY LAND & CATTLE COMPANY

WATER RIGHTS

|    | <u>Name of Water</u>  | <u>Identification</u>               |              |
|----|---|-------------------------------------|--------------|
| 1  | Indian Spring No. 1   | Proof 01022                         | Cert. 61     |
| 2  | Indian Spring No. 2   | Proof 01022                         | Cert. 62     |
| 3  | George Blythe Spring  | Proof 01022                         | Cert. 57     |
| 4  | Oak and Grassy Spring   | Proof 01027                         | Cert. 5      |
| 5  | Meadow Valley Creek   | Proof 01284                         |              |
| 6  | Robinson Seeps  | Proof 01390                         |              |
| 7  | Rabbit Spring   | Proof 01549                         |              |
| 8  | South Willow Spring   | Proof 02321                         |              |
| 9  | Nelson Well   | Proof 02350                         |              |
| 10 | Cliff Spring  | Permit 780                          | Cert. 566    |
| 11 | Cyclone & Redrock Spring  | Permit 780                          | Cert. 566    |
| 12 | Meadow Valley Creek   | Permit 2873                         | Cert. 237    |
| 13 | Cottonwood Spring   | Permit 3270                         | Cert. 269    |
| 14 | Bristol Lake Reservoir #1   | Permit 3875                         | Cert. 724    |
| 15 | Bristol Lake Reservoir  | Permit 3876                         | Cert. 725    |
| 16 | Bristol Lake Reservoir #2   | Permit 3878                         | Cert. 726    |
| 17 | Point of Rock Spring  | Permit 3879                         | Cert. 1090   |
| 18 | Delamar Flat Reservoir<br>(also known as Mackie Reservoir)  | Permit 4462<br>(Amended Cert. 3186) | Cert. 1759   |
| 19 | Canyon Spring No. 2   | Permit 4696                         | Cert. 732    |
| 20 | Canyon Spring No. 1   | Permit 4697                         | Cert. 731    |
| 21 | Dana Spring   | Permit 4972                         | Cert. 734    |
| 22 | Point of Rock Reservoir   | Permit 5316                         | Cert. 581    |
| 23 | Theriot Reservoir<br>(also known as Knoll Pond<br>Reservoir and Watershed of<br>Pahroc and Boulder Range) | Permit 5318                         | Cert. 582    |
| 24 | West Side Spring  | Permit 6094                         | Cert. 105(3) |
| 25 | Pace Spring<br>(also known as Conaway Spring)   | Permit 6095                         | Cert. 1054   |
| 26 | Abandoned Spring  | Permit 8921                         | Cert. 170(0) |
| 27 | Cliff Spring Reservoir  | Permit 9618                         | Cert. 2107   |
| 28 | Meadow Valley Wash  | Permit 9935                         | Cert. 2483   |
| 29 | Grassy Spring   | Permit 10189                        | Cert. 2403   |
| 30 | Seven Oaks Seep   | Permit 10551                        | Cert. 259(5) |
| 31 | Mona Spring   | Permit 10629                        | Cert. 259(6) |
| 32 | Backboard Spring  | Permit 10655                        | Cert. 261(1) |
| 33 | Willow Spring   | Permit 10656                        | Cert. 26(12) |
| 34 | West Oak Spring   | Permit 10747                        | Cert. 280(5) |
| 35 | Bishop Spring   | Permit 10897                        | Cert. 2770   |
| 36 | Horn Spring   | Permit 11378                        | Cert. 404(7) |
| 37 | Tunnel Spring #1<br>(an undivided 1/4 interest)   | Permit 12388                        | Cert. 4085   |
| 38 | Underground Well  | Permit 18910                        | Cert. 7014   |
| 39 | Underground Well  | Permit 28558                        | Cert. 9055   |
| 40 | Underground Well  | Permit 28559                        | Cert. 9056   |
| 41 | Underground Well  | Permit 28560                        | Cert. 9057   |
| 42 | Underground Well  | Permit 29338                        | Cert. 9059   |
| 43 | Underground Well  | Permit 31044                        |              |
| 44 | Underground Well  | Permit 31045                        |              |

STATE OF UTAH )  
 ) ss  
 COUNTY OF SALT LAKE )

On this 29th day of June, 1979, personally appeared before me, a Notary Public in and for said Salt Lake County, KENT H. SWENSEN, 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.

*Kent H. Swensen*  
 Notary Public in and for said County and State

My Commission Expires:

October 9, 1982

12 30 PAGE 473

BCCY 73 PAGE 126 72 PAGE 482

Exhibit "A" continued

Less and excepting therefrom:

The South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 18, excluding the Union Pacific Railroad Right-of-Way, approximately 9.9 acres. The North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 18 west of the Union Pacific Railroad Right-of-Way, approximately 17.3 acres. The North 1/2 of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 18 west of the Union Pacific Railroad Right-of-Way, approximately 6.8 acres. The South 1/2 of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 west of the Union Pacific Railroad Right-of-Way, approximately 1.7 acres. All a part of Township 4 South, Range 67 East, N.D.B. & M.

1.

127 65 124

No. **85980**

FILED AND RECORDED AT REQUEST OF  
Dayle Robertson

Dec. 11, 1986

AT 1 MINUTES PAST 1 O'CLOCK

P M IN BOOK 73 OF OFFICIAL

RECORDS, PAGE 122 LINCOLN  
COUNTY, NEVADA.

YURIKO SETZER

COUNTY RECORDER

By [Signature] Deputy

BCCK 73 PAGE 127