

R.P.T.T. \$185.90

TRUSTEE'S DEED UPON SALE

No. 14-68830-FCL

This instrument, made this 25th day of May 1989, between

Title Insurance Company of Minnesota

a Minnesota corporation, as Trustee as hereinafter stated, herein called Trustee, and GREAT FALLS FOREST PRODUCTS, INC., a Montana corporation herein called Grantee, WITNESSETH:

WHEREAS, RICHARD TAXE, Trustee of the KELLSPIN TRUST u/a dated May 9, 1984

by Deed of Trust dated March 20, 1986, and recorded March 27, 1986

in Book 70 at page 141 of Official Records, as Document No. 84764 in the office of the County Recorder of Lincoln County, State of Nevada,

did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposes to secure the payment of one certain promissory note principal and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made, and

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

WHEREAS, on January 20, 1989 the then Beneficiary, or holder of said note did execute and deliver

to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on January 27, 1989 in the office of the County Recorder of Lincoln County,

Nevada, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Book 83 at page 696, as Document No. 90645 of Official Records of said County, and,

WHEREAS, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the statutes in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein fixed in Lincoln Record

a newspaper of general circulation printed and published in the City of Las Vegas, in said County of Clark, State of Nevada, in which the premises to be sold are situated. Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United

States on the 25th day of May 1989 at the hour of 10:00 o'clock A.M. of said day, at the main entrance of Title Insurance Company of Minnesota, 1830 E. Sahara Avenue, in the City of Las Vegas, County of Clark, State of Nevada, and,

WHEREAS, three true and correct copies of said Notice were posted in three of the most public places in County of Clark, State of Nevada, in which said sale was notified to take place, and where the property is to be sold for not less than twenty days before the date of sale therein fixed, and,

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place aforesaid did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of

Dollars (\$ 169,045.03 ), said Grantee being the highest and best bidder therefore.

NOW, THEREFORE, Trustee, in consideration of the premises recited and sum above mentioned bid and paid by the Grantee the receipt whereof is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants,

express or implied, unto the said Grantee GREAT FALLS FOREST PRODUCTS, INC., a Montana corporation

all that certain property situate in the County of Lincoln State of Nevada, described as follows:

SEE EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

IN WITNESS WHEREOF the said Title Insurance Co. of Minnesota, as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Assistant Vice President/County Manager thereto duly authorized by resolution of its Board of Directors.

Title Insurance Co. of Minnesota, TRUSTEE aforesaid

*[Handwritten Signature]*

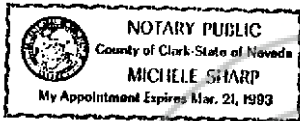
William L. Rohrbaugh/Assistant Vice President

STATE OF NEVADA  
County of Clark } s.

On this 25th day of May, 1989, personally appeared before me, a Notary Public,

William L. Rohrbaugh  
\_\_\_\_\_  
\_\_\_\_\_

who acknowledged that he executed the above instrument.



Signed *[Handwritten Signature]*  
Notary Public

RECORDING REQUESTED BY  
Title Insurance Company  
of Minnesota  
  
AND WHEN RECORDED MAIL TO  
Great Falls Forest Products, Inc.  
4358 E. Boston Avenue  
Las Vegas, Nevada 89104  
Attn: Carroll T. Randono

EXHIBIT "A"

Situate in the County of Lincoln, State of Nevada.

PARCEL I:

The West Half ( $W\frac{1}{2}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section 21, Township 7 South, Range 67 East, M.D.B.&M.

PARCEL II:

The Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ), the North Half ( $N\frac{1}{2}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) and the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section 21, Township 7 South, Range 67 East, M.D.B.&M.

EXCEPTING THEREFROM a tract of land owned by the Railroad Company, and being approximately ten (10) acres, as conveyed to RACHAEL SCHLARMAN, described as follows:

COMMENCING at the quarter corner common to Sections 21 and 20, and running thence due South 1,320 feet, less railroad right of way, to the Southwest corner, thence due East 900 feet, less railroad right of way, to the Meadow Valley Wash Channel, then North  $35^{\circ}$  West 1,600 feet to the POINT OF BEGINNING. This is in the Northwest Quarter ( $NW\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of said Section 21, Township 7 South, Range 67 East, M.D.B.&M.

Lincoln County

EXHIBIT "B"

WATER RIGHTS APPURTENANT TO THE RAINBOW CANYON RANCH, LINCOLN COUNTY, NEVADA:

Permit No. 21586, Certificate 6988,  
Permit No. 11040, Certificate 3020,

An undivided one-third (1/3) interest in and to Rock Seeps Springs, Serial No. 10346, on file in Office of the State Engineer, State of Nevada, and Mud Springs, Serial No. 10062, on file in the Office of the State Engineer, State of Nevada.

An undivided one-third (1/3) interest in and to Lower Riggs Springs, Proof No. 91022, Certificate No. 60, on file in the Office of the State Engineer, State of Nevada.

An undivided one-third (1/3) interest in and to the beneficial use of water from Robbers Roost Spring through pipelines and troughs for stock-watering purposes. The point of diversion of water from this source is as follows:

SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 18, Township 6 South, Range 66 East, M.D.B.&M., or at a point from which the Southwest corner of Section 35, Township 5 South, Range 66 East, bears North 15°00' West 16,335 feet. The Certificate of Appropriation of Water bears Certificate No. 3020, Book 9 page 3020, in the Office of the State Engineer, State of Nevada.

GRAZING RIGHTS APPURTENANT TO THE RAINBOW CANYON RANCH, LINCOLN COUNTY, NEVADA:

Rainbow Allotment, Pennsylvania Allotment and Ash Flat Allotment.

No. 91262  
FILED AND RECORDED AT REQUEST OF  
Title Ins. Co. of Minnesota  
May 26, 1989  
AT 40 MINUTES PAST 1 O'CLOCK  
P M IN BOOK 85 OF OFFICIAL  
RECORDS PAGE 136 LINCOLN  
COUNTY, NEVADA.

FRANK C. HULSE  
COUNTY RECORDER

*Frank C. Hulse*  
Deputy