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Recording Requested by:

WHEN RECORDED MAIL TO:

WESTERN FARM CREDIT BANK

P.O. BOX 13106
SACRAMENTO, CA 95813

Escrow No: ST 92-05-0489 JD

Loan Number 248785-3

DEED OF TRUST
AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 19th day of January, 19 93 between
H.H. LAND & CATTLE COMPANY, a Nevada Corporation, which acquired title as
H.H. Land and Cattle Company, a Nevada Corporation

as Trustor, and WESTERN FARM CREDIT BANK
as Trustee and Beneficiary, a corporation, existing and operating under
the Farm Credit Act of 1971, as amended, having its principal place of business in Sacramento, California

WITNESSETH: That Trustor IRREVOCABLY GRANTS, CONVEYS AND ASSIGNS unto said Trustee, in trust, with power of
sale together with right of entry and possession the following described real property situated in the County of
Lincoln, State of Nevada ("Property"):

FOR DESCRIPTION OF REAL PROPERTY SEE EXHIBIT "A" ATTACHED HERETO AND MADE
A PART HEREOF.

TOGETHER WITH: all buildings, structures, equipment, fixtures (including trees, vines and shrubs) and improvements of every kind and
description now or hereafter constructed or placed thereon; all existing and future water rights, however evidenced, to the use of water for
irrigation, livestock and domestic purposes, including irrigation and watering equipment and systems, ditches, laterals, conduits, and
rights-of-way used to convey such water or to drain the property, all of which rights are hereby made appurtenant to the property, and all
pumping plants, electrical generators, wind machines, and fencing and storage tanks, now or hereafter used in connection with the property, all
of which are hereby declared to be fixtures; all grazing rights, leases, permits and licenses; all oil, gas, and mineral leases, permits and rights used
with the property; and all tenements, hereditaments, easements, rights-of-way and appurtenances to the property.

TRUSTOR ABSOLUTELY AND UNCONDITIONALLY ASSIGNS, transfers, conveys and sets over to Beneficiary all the rents, royalties,
issues, profits, revenue, income and other benefits of the property arising from the use or enjoyment of all or any portion thereof or from any
lease, mineral lease, or agreement pertaining thereto (collectively the "Rents"); SUBJECT, HOWEVER, to the right, power and authority given
to and conferred upon Trustor by Paragraph B.3 hereof.

FOR THE PURPOSE OF SECURING: (1) payment of the indebtedness evidenced by guarantees or by the following promissory note(s)
payable by Trustor and/or others to the Beneficiary at the times, in the manner and with interest as therein set forth (notes may contain
variable or adjustable interest rate provisions):

Face Amount	Dated	Face Amount	Dated	Face Amount	Dated
\$490,000.00	01/19/93				

(2) the payment of such additional loans or advances, including advances under a revolving line of credit, with interest thereon, as hereafter may
be made to Trustor, or Trustor's successors or assigns, evidenced by a promissory note, guaranty or otherwise; PROVIDED HOWEVER,
THAT, such additional loans or advances shall be secured by this Deed of Trust only if the promissory note, guaranty, or other document
evidencing such loans or advances shall recite that it is to be secured by this Deed of Trust; (3) the payment of any substitute notes, renewals,
re-amortizations, and extensions of all indebtedness secured by this Deed of Trust; (4) the performance of every obligation and agreement of
Trustor whether contained or incorporated by reference in this Deed of Trust, or contained in any loan document or guaranty executed by
Trustor in favor of Beneficiary, with respect to any loan or advance secured by this Deed of Trust; and (5) the payment of all sums expended or
advanced by Beneficiary under or pursuant to the Terms of this Deed of Trust, together with interest thereon as herein provided.

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A. TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

1. To use loan proceeds solely for the purposes set forth in the loan application(s); to comply with the Farm Credit Act of 1971, as amended, and/or the regulations of the Farm Credit Administration, now existing or as hereafter amended.

2. To keep the Property in good condition, working order and repair; care for the Property in accordance with standards of good husbandry and to keep all trees, vines and crops on said land properly cultivated, irrigated, fertilized, sprayed, and fumigated; not to remove, destroy or suffer the removal or destruction of any building, fence, canal, well or other improvements or fixtures thereon; not to remove, replace or alter any horticultural or viticultural tree, vine or shrub planted thereon without the prior written consent of Beneficiary, except in the ordinary course of business; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to comply with all laws, covenants and restrictions affecting the Property; not to commit or permit waste thereof; not to commit, suffer or permit any act upon the Property in violation of law; to do all other acts which from the character or use of the Property may be reasonably necessary, the specific enumerations herein not excluding the general; to observe and perform all obligations of Trustor under any lease of the Property.

3. To provide, maintain and deliver to Beneficiary fire and all other types of insurance of the type and in amounts as Beneficiary may require, with loss payable clauses solely in favor of Beneficiary. In the event of loss, the insurance proceeds, or any part thereof, may be applied by Beneficiary, at its option, to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In the event that the Trustor shall fail to provide satisfactory hazard insurance, the Beneficiary may procure, on the Trustor's behalf, insurance in favor of the Beneficiary alone. If insurance cannot be secured by Trustor to provide the required coverage, such inability shall constitute an event of default hereunder.

4. To appear in and litigate any action or proceeding purporting to affect the security hereof, the title to the property, or the rights or powers of Beneficiary or Trustee; Beneficiary or Trustee may appear in and litigate any such action or proceedings, including any bankruptcy, partition or condemnation proceeding, affecting the property, or Beneficiary's interest therein, in which event Trustor agrees to pay all costs and expenses thereof, including attorney's fees and costs of securing evidence of title.

5. To pay on or before the due date all taxes and assessments affecting the property, including all assessments upon water company stock and all rents, assessments and charges for water, appurtenant to or used in connection with the property; to pay, when due, all encumbrances, charges, and liens, on the property or any part thereof, which at any time appear to be prior or superior hereto.

6. To pay the reasonable amount of any attorney's fees, together with costs, incurred by Beneficiary in the event the obligation secured hereby is referred to an attorney for enforcement of Beneficiary's rights hereunder or if Beneficiary retains an attorney to advise Beneficiary in connection with this Deed of Trust or any other agreement related to the indebtedness secured by this Deed of Trust. The fees and costs described herein and elsewhere in this Deed of Trust shall be in addition to those set forth in the loan agreement or any other written agreement between Trustor and Beneficiary.

7. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation to do so and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: Make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon the property for such purposes; commence, appear in and litigate any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, including any bankruptcy proceeding affecting the property; pay, purchase, contest, or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and in exercising any such powers, incur any liability, expend whatever amounts in its absolute discretion it may deem necessary therefore, including attorney's, accountant's, and appraisal fees and costs of securing evidence of title, and all amounts so expended shall be obligations of Trustor secured by this Deed of Trust. Nothing contained herein shall prohibit Beneficiary from entering the Property, at a reasonable time and upon reasonable notice to Trustor, without incurring or assuming any obligations or liabilities whatsoever, for the sole purpose of inspecting the Property.

8. To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof, with interest from date of expenditure at the same rate as is provided for in the note or notes secured by this Deed of Trust. In the event that such sums are not immediately paid, they shall be added, along with the appropriate amount of capital stock or participation certificates, to the principal balance of the indebtedness secured hereby and shall accrue interest as herein set forth. All such sums shall be secured hereby.

9. Environmental Representations, Warranties and Covenants.

(a) Except as disclosed in writing to Beneficiary, or except as otherwise provided in any Loan Agreement between Beneficiary and Trustor which specifically refers to said Property, to the best knowledge of Trustor after due inquiry, Trustor hereby further represents, warrants and covenants as follows:

(i) No pollutants, contaminants (including oil or other petroleum products), toxic or hazardous substances, or solid or hazardous waste, as such terms are defined under any federal, state or local Environmental Law, regulation or ordinance (hereinafter "Contaminants") have been, are being or will be generated, manufactured, produced, stored, disposed of, discharged, released, threatened to be released, or otherwise allowed to migrate or escape on, under or from said Property in such quantities or concentrations as would violate any federal, state or local Environmental Law, regulation or ordinance or as would require Trustor to report such condition to any governmental authority or to undertake removal or remedial action to clean up such contaminants;

(ii) No Contaminants are located on, in or under any property located adjacent to the Property in such quantities or concentrations as would constitute a violation of any Environmental Law or as would require the owner of the adjacent property to report such condition to any governmental authority or to undertake removal or remedial action to clean up such Contaminants;

(iii) Neither the Property, nor any portion thereof, nor any adjacent property or portion thereof, has been or is proposed to be listed under the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. Section 9601, et seq.), or any analogous state law. Trustor shall immediately notify Beneficiary if Trustor acquires any information concerning the listing or proposed listing of the Property or any adjacent property and shall provide Beneficiary with any documents in Trustor's possession relative thereto;

(iv) No hazardous wastes, as defined under the Federal Resource Conservation and Recovery Act (42 U.S.C. Section 6901, et seq.), or any analogous state law ("Hazardous Wastes"), have been, are being or will be stored or treated in surface impoundments or other structures or facilities that are located partially or entirely below the ground surface.

(v) No litigation, investigation, administrative order, consent order, agreements, or other action, proceeding or settlement (hereinafter "Action") has previously been brought, is now pending, or to the best knowledge of Trustor threatened against or anticipated by Trustor, with respect to Trustor's use or management of Hazardous Materials or Hazardous Wastes or the environmental condition of the Property, including any underlying groundwater. Upon learning thereof, Trustor shall immediately notify Beneficiary of any such Action or threatened Action and provide Beneficiary with copies of all documentation relative thereto;

(vi) Except as disclosed in writing to Beneficiary, no underground tanks, wells (except domestic water wells), septic tanks, ponds, pits or any other storage tanks ("Tanks") (whether currently in use or abandoned) are or were located on or under said Property and no Tanks are or were

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serving said Property described herein. With respect to any Tanks disclosed in writing to Beneficiary, Trustor shall comply with all federal, state and local laws, regulations and ordinances and any requirements of city or county fire departments, applicable to the manufacture and use of such Tanks, including, without limitation, Title 40 of the Code of Federal Regulations Part 1...

(b) Nothing herein shall be deemed to prohibit Trustor from (i) using, handling or disposing of Hazardous Materials as defined under any federal, state or local law, regulation or ordinance ("Hazardous Materials") or (ii) storing or treating non-hazardous wastes, so long as such activities are carried out (a) in a good and husbandlike manner in the ordinary course of business, and (b) in compliance with all applicable environmental laws, regulations, permits, orders or other requirements;

(c) In the event that Trustor is in breach of any of its representations, warranties or covenants as set forth above, Trustor, at its sole expense, shall take all action required, including environmental cleanup of the Property, to comply with the representations, warranties and covenants herein or applicable legal requirements and, in any event, shall take all action deemed necessary by appropriate governmental authorities. Beneficiary shall have the right, but not the obligation, to advise appropriate governmental authorities of any environmental condition on or affecting the Property that constitutes or may constitute a breach of Trustor's obligations hereunder;

(d) Trustor and its successors and assigns shall indemnify, defend, protect, and hold harmless Beneficiary, and/or Trustee, its directors, officers, employees, agents, shareholders, successors and assigns and their officers, employees or agents, from and against any and all claims, suits, damages, liens, losses, liabilities, interest, judgments, cleanup costs, demands, actions, causes of action, injuries, administrative proceedings and orders, consent agreements and orders, penalties, costs and expenses (including any fees and expenses incurred in enforcing this indemnity, any out-of-pocket litigation costs and the reasonable fees and expenses of counsel) of any kind whatsoever ("Claims") paid, incurred or suffered by, or asserted against Beneficiary and/or Trustee, including but not limited to Claims arising out of loss of life, injury to persons, trespass or damage to or contamination of property or natural resources, or injury to business, in connection with or arising out of the activities of Trustor on the Property, Trustor's predecessors in interest, third parties who have been invited, permitted or trespassed on the Property, or parties in a contractual relationship with Trustor, or any of them, or which directly or indirectly arise out of or result from or in any way connected with the Property, whether or not caused by Trustor or within the control of Trustor, including without limitation: (i) the presence, use, generation, treatment, storage, disposal, release, threatened release, or discharge of any Hazardous Material or Contaminant at or from said Property and/or the cleanup of Hazardous Materials or Contaminants within, on or under said Property; (ii) Trustor's breach of any of the representations, warranties, and covenants contained herein; and (iii) Trustor's violation or alleged violation of any applicable Environmental Law, regulation or ordinance;

(e) Trustor's representations, warranties, covenants and indemnities contained herein shall survive the occurrence of any event whatsoever, including without limitation the payoff of the promissory note secured hereby, the reconveyance or foreclosure of this Deed of Trust, the acceptance by Trustee of a deed in lieu of foreclosure, or any transfer or abandonment of the Property;

(f) The term "Environmental Law" shall mean any federal, state or local law, statute, ordinance, or regulation, now in effect or hereinafter enacted, pertaining to health, industrial hygiene, or the environmental conditions on, under or about the Property, including but not limited to enactments requiring the removal or containment of asbestos-containing materials in private buildings.

10. Grazing Rights. If any portion of the Property described in this Deed of Trust is used by Trustor as the basis for obtaining grazing permits or other grazing rights issued by any governmental agency, including without limitations the Forest Service, U.S. Department of Agriculture or the Bureau of Land Management, U.S. Department of Interior, Trustor covenants and agrees as follows:

(a) Said grazing permits or other rights are in good standing and have not been modified, reduced or limited in any other respect, except as fully disclosed in writing to beneficiary;

(b) Trustor will perform all obligations imposed as a requirement of exercise of said grazing permits or other rights and will comply with all laws, rules and regulations applicable thereto;

(c) Trustor will take such timely action as may be required to cause the renewal or reissuance of said grazing permits or other rights from time to time as they expire during the term thereof. Trustor agrees and acknowledges that the failure to renew or cause the reissuance of any said permits for any reason, whether the result of an act or omission of Trustor or for reasons beyond Trustor's control, is an event of default hereunder and Beneficiary shall have the right to exercise the rights hereinafter set forth in this Deed of Trust;

(d) Trustor agrees to pay all fees, charges, rents or other payments accruing under said permits or any renewals thereof prior to delinquency. In the event Trustor fails to pay any such payment, the amount unpaid shall become a part of the indebtedness secured by this Deed of Trust and shall be immediately due and payable.

11. Trustor shall furnish Beneficiary as soon as possible, but in no event later than 120 days after each fiscal year end, financial reports for each of the undersigned, including a balance sheet and a profit and loss statement.

B. IT IS MUTUALLY AGREED THAT:

1. Any award of damages in connection with any taking or condemnation or injury to the property by reason of public use, or for damages resulting from private trespass or injury to the property, is absolutely and unconditionally assigned and shall be paid to Beneficiary, under the terms and conditions of this Deed of Trust pertaining to Rents. Upon receipt of such money Beneficiary may apply the same on the indebtedness secured hereby. Trustor agrees to execute such further documents as may be required to effect the assignments herein made as Beneficiary or Trustee may require.

2. At any time, without affecting the liability of any person for the payment of the indebtedness secured hereby, and without otherwise affecting the security hereof, Trustee may (a) consent to or join in the making of any map or plat of the property; (b) grant any easement or create any restriction thereof; (c) subordinate this Deed of Trust; (d) extend or modify the term of the loan or loans secured hereby; and (e) reconvey without warranty, all or any part of the property. Trustor agrees to pay reasonable Trustee's fees for any of the foregoing services.

3. Prior to any default by Trustor in the payment, observance, performance and discharge of any condition, obligation, covenant, or agreement of Trustor contained herein, Trustor may, as the agent and fiduciary representative of Beneficiary for collection and distribution purposes only, collect and receive the Rents as they come due and payable; the Rents are to be applied by Trustor to the payment of the principal and interest and all other sums due or payable on any promissory note or guaranty secured by this Deed of Trust and to the payment of all other sums payable under this Deed of Trust and, thereafter, so long as aforesaid has occurred, the balance shall be distributed to the account of Trustor. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of the Property or any part thereof, in his own name, use for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine; also perform such acts of repair, cultivation, irrigation or protection, as may be necessary or proper to conserve the value of the Property; also lease the same or any part thereof for such rental, term, and upon such conditions as its judgment may dictate; also prepare for harvest, remove, and sell any crops that may be growing upon the Property, and apply the proceeds thereof upon the indebtedness secured hereby.

EXHIBIT "A"

TOWNSHIP 45 SOUTH RANGE 67 EAST, MOUNT DIABLO BASE & MERIDIAN

SECTION 13: That portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) lying East of the Union Pacific Railroad right of way.

SECTION 18: All that portion of the West half (W 1/2) lying West of the Highway No. 55.

EXCEPTING therefrom that portion situate within the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) lying West of the Union Pacific Railroad right of way.

SECTION 19: All that portion of the West half (W 1/2) of Northwest Quarter (NW 1/4) lying West of State Highway No. 55.

TOWNSHIP 45 SOUTH RANGE 66 EAST MOUNT DIABLO BASE and MERIDIAN

SECTION 24: All that portion of land situate within the Northeast Quarter (NE 1/4) lying East of the Union Pacific Railroad right of way.

SECTION 24: All that portion of land situate within the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) lying West of the State Highway No. 55.

SECTION 25: All that portion of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) lying West of the Union Pacific Railroad right of way.

EXCEPT the interest in the portion of said land conveyed to the County of Lincoln, State of Nevada, by Deed recorded January 6, 1975 in Book 12 of Official Records at page 441.

EXCEPTING from the entire above described property, 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.

TOGETHER WITH the right to use all available water as evidenced by the following described water rights, issued by the Nevada Division of Water Resources. Said water is used for stockwatering, irrigation and for domestic purposes:

<u>Name of Water Right</u>	<u>Identification</u>	<u>Certificate No.</u>
Indian Spring No. 1	Proof 01022	61
Indian Spring No. 2	Proof 01022	62
George Blythe Spring	Proof 01022	57
Oak and Grassy Spring	Proof 01027	5
Meadow Valley Creek	Proof 01284	
Robinson Seeps	Proof 01398	
Rabbit Spring	Proof 01549	
South Willow Spring	Proof 02321	
Nelson Well	Proof 02350	
Cliff Spring	Permit 780	566
Cyclone & Redrock Spring	Permit 780	566
Meadow Valley Creek	Permit 2873	237
Cottonwood Spring	Permit 3270	269

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<u>Name of Water Right</u>	<u>Identification</u>	<u>Certificate No.</u>
Bristol Lake Reservoir #1	Permit 3875	724
Bristol Lake Reservoir	Permit 3878	725
Bristol Lake Reservoir #2	Permit 3878	726
Point of Rock Spring	Permit 3879	1090
Delamar Flat Reservoir	Permit 4462	1759
(also known as Meckie Reservoir)		
Canyon Spring No. 2	Permit 4696	732
Canyon Spring No. 1	Permit 4697	733
Dana Spring	Permit 4972	734
Point of Rock Reservoir	Permit 5316	581
Theriot Reservoir	Permit 5318	582
(also known as Knoll Pond Reservoir and Watershed of Pahroc and Bolder Range)		
West Side Spring	Permit 6094	1053
Pace Spring	Permit 6095	1054
(also known as Conaway Spring)		
Abandoned Spring	Permit 8921	1700
Cliff Spring Reservoir & Pipeline	Permit 9618	2107
Meadow Valley Wash	Permit 9935	2483
Grassy Spring	Permit 10189	2403
Seven Oaks Seep	Permit 10551	2595
Mona Spring	Permit 10629	2596
Buckboard Spring	Permit 10655	2611
Willow Spring	Permit 10656	2612
West Oak Spring	Permit 10747	2805
Bishop Spring	Permit 10897	2770
Horn Spring	Permit 11378	4047
Tunnel Spring #1	Permit 12388	4085

ALSO TOGETHER WITH the right to use water diverted from Meadow Valley Creek, evidenced by Proof No. 01284 for irrigation of 100 acres of the fee-owned land; and the right to divert water from underground sources as described below. Said water is used for the irrigation of the fee-owned land:

<u>Permit No.</u>	<u>Certificate No.</u>	<u>Acres Irrigated</u>
31045	10372	4.850 acres
31044	10371	5.909 acres
29338	9059	45.973 acres
28560	9057	22.829 acres
28559	9056	49.007 acres
18910	7014	71.364 acres
28558	9055	57.899 acres

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FILED AND RECORDED AT REQUEST OF
Lincoln County Title

February 17, 1993

1:25 MINUTES EAST 2:00 PM

PLAT BOOK 104 OF OFFICIAL

RECORDS, PAGE 687 LINCOLN COUNTY, NEVADA.

Yuriko Setzer

COUNTY REC

By Lynette Boucha Deputy