



OFFICIAL RECORD
AMY ELMER, RECORDER

FILE NO.: 80172-Lin

RECORDING REQUESTED BY:
Cow County Title Co.

WHEN RECORDED MAIL TO:
3J Cattle, LLC
P O Box 749
Caliente, NV 89008

PARTIAL RECONVEYANCE

COW COUNTY TITLE CO., a Nevada Corporation, as Substituted Trustee under the Deed of Trust dated May 22, 2015, executed by 3J CATTLE, LLC, a Nevada Limited Liability Company, Trustor and recorded May 27, 2015 in Book 295 of Official Records, page 505 as File No. 147564, Lincoln County, Nevada records, having been requested in writing by the holder of obligations secured by said Deed of Trust to reconvey a portion of the estate granted to said Trustee under said Deed of Trust DOES HEREBY RECONVEY unto the person or persons legally entitled thereto, without warranty, all the estate, title and interest acquired by said Trustee under that Deed of Trust and to that portion of the property described as follows:

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

SEE EXHIBITS "A" AND "C" ATTACHED HERETO AND MADE A PART HEREOF

The remaining property described in said Deed of Trust shall continue to be held by said Trustee under the terms thereof. As provided in said Deed of Trust this Partial Reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said Deed of Trust.

Dated this 4th day of JANUARY, ~~2018~~ 2019 TRB -

COW COUNTY TITLE CO., a Nevada Corporation

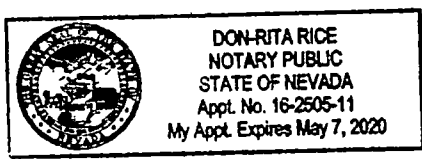
By: [Signature]
TOM R. ARNHART, President

STATE OF NEVADA

COUNTY OF LINCOLN

This instrument was acknowledged before me on January 4, 2019 by Tom R. Arnhart, President of Cow County Title Co.

[Signature]
Notary Public Don-Rita Rice



**3J CATTLE, LLC
LEGAL DESCRIPTION
EXHIBIT A**

The land referred to herein is situated in the State of Nevada, County of Lincoln, described as follows:

Parcel 1:

All that parcel of land situate in Sections 2 and 11 in Township 3 South, Range 67 East, M.D.M. Lincoln County, Nevada described as follows:

All of the North Half of the Northeast Quarter (N1/2 NE1/4) of Section 11 and that portion of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 11 and the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 2, all in Township 3 South, Range 67 East, M.D.B.&M lying and being East of the right-of-way of the Union Pacific Railroad of the Caliente and Pioche Railroad.

Also, that certain parcel of land situate in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 2 and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 11, all in Township 3 South, Range 67 East, M.D.M. described as follows:

Commencing at a point 325 feet West of the Northeast corner of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 2, thence running South 27°30' West 1188.2 feet to the true point of beginning, thence continuing South 27°30' West 1070 feet; thence North 930 feet; thence North 22°26' East 200 feet; thence East 400 feet more or less to the point of beginning.

Excepting therefrom, any portion thereof lying within U.S. Highway 93

Parcel 2:

Beginning at the South One-Quarter corner of Section 2, Township 3 South, Range 67 East, M.D.M. thence North 0°17'06" West a distance of 1313.65 feet; thence East 382.00 feet; thence South 0°22'08" West a distance of 1313.00 feet; thence North 89°42' West a distance of 367.00 feet to the point of beginning. Said parcel is located within the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 2, Township 3 South, Range 67 East, M.D.M., Lincoln County, Nevada.

(The above legal description previously appeared in Deed recorded March 17, 2004 as Document No. 121956 of Official Records)

Parcel 3:

CLARIFICATION OF INTENT USING BEST AVAILABLE EVIDENCE PAROLE TESTIMONY & CASE FILE INFORMATION CASE NO. 53 11 2000LC FILED IN LINCOLN COUNTY, NV, DOC. 120590 PT. SE1/4 SW1/4 SEC. 2 AND PT. NE1/4 NW1/4 SEC. 11, T3S, R67E, M.D.M.

Portions of former lands held under US Railroad Grant to which no Assessor's Parcel Number has heretofore been assigned, but which attribute here forth as being coincident with APNs 13-03-018 and 013-03-021.

A description of real property as shown on the attached Exhibit B, included as an inseparable part hereof entitled "EXHIBIT B THE MCINNIS FAMILY TRUST MEMORIALIZATION OF QUIET TITLE AND ADVERSE POSSESSION CASE NO. 53 11 2000LC" herein established for the purpose of illuminating that certain covenant agreement as evidenced verbally by Mr. William Mcinnis further defined by court

order generally described as "Together with the real property located within or between Parcels One and Two for which an easement or right-of-way for the purpose of constructing, repairing and maintaining a railroad or railway is dedicated, granted, used or abandoned" herein describing that unique parcel of land that is generally bound to the west in the northerly portion by the former centerline of the Union Pacific Rail Road, Caliente to Pioche Branch, hereinafter referred to as Railroad Right of Way, and the southwesterly portion; bound to the west line of the former exterior Railroad Right of Way; bound to the South by the west sixteenth line of Section 11; bound to the east by the former east line exterior Railroad Right of Way; and bound to the north by the south sixteenth line of Section 2, all within Township 3 South, Range 67 East, Mount Diablo Meridian, Lincoln County, Nevada, USA, being more particularly described as follows:

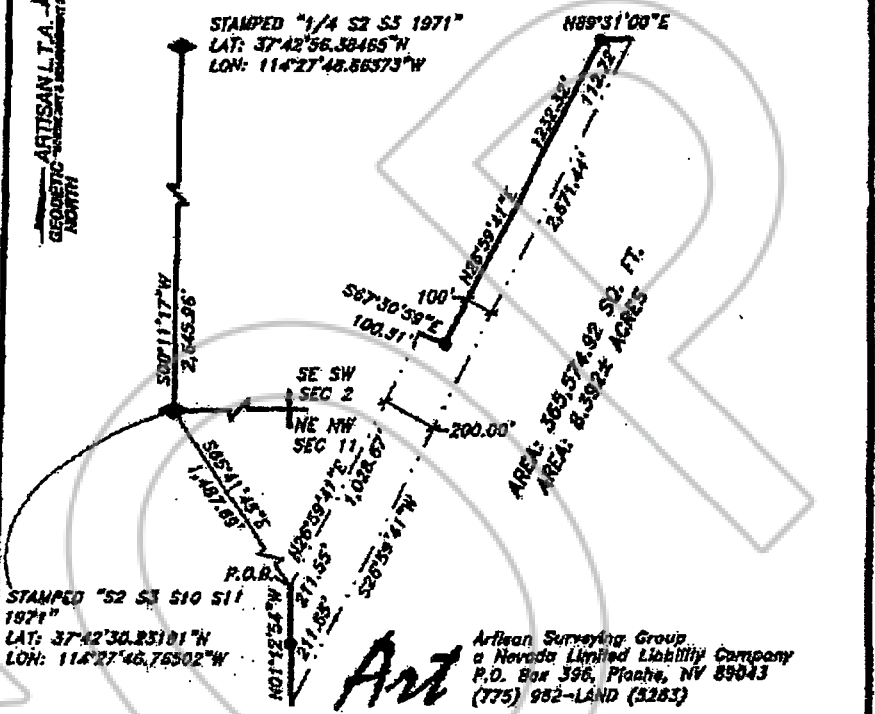
Commencing at a found 3.25" diameter Bureau of Land Management brass Section Corner Monument stamped "T3S R63E S3 S2 S10 S11 1971" 7-inches above ground in stone mound with t-post; said point rests South 00°11'17" West, a distance of 2,645.96 feet from another found 3.25" diameter Bureau of Land Management brass Quarter Corner Monument stamped "1/4 S 3 S 2 1971" 4-inches above ground in stone mound; thence departing aforesaid commencement Section Corner Monument; South 65°41'45" East, a distance of 1,487.69 feet, to a point of intersection with the former westerly Railroad Right of Way and the westerly boundary of that land defined as The Mcinnis Family Trust, Record of Survey, filed in Lincoln County as document No. 146538, hereinafter referred to as Mcinnis Trust Boundary, said point is also on the west sixteenth line of Section 11 and represents the Point of Beginning of the aforesaid description of lands quiet titled under the cited case; Thence departing said intersection, North 26°59'41" East, coincident with said former westerly Railroad Right of Way line (200-foot wide), a distance of 1,028.67 feet, to a point of intersection with said former westerly Railroad Right of Way line and aforesaid Mcinnis Trust Boundary; Thence departing said former westerly Railroad Right of Way line, prolonging said Mcinnis Family Trust Boundary, South 67°30'59" East, at right angles to U.S. Highway 93, a distance of 100.31 feet, to a point on the centerline of the aforementioned former Railroad Right of Way, said point demarked with a 1.5" diameter aluminum monument stamped "Artisan PLS 9677 PCOR CL ROW" said monument hereinafter referred to as Artisan Monument; Thence departing said prolonged Mcinnis Family Trust Boundary line and Artisan Monument, North 26°59'41" East, coincident with the centerline of former Railroad Right of Way, a distance of 1,232.32 feet to a point of intersection of said centerline with a prolonged Mcinnis Family Trust Boundary line, said line is also the south sixteenth line of aforementioned Section 2, said point demarked with an Artisan Monument; Thence departing said centerline and Artisan Monument, North 89°31'00" East, coincident with said prolonged Mcinnis Family Trust Boundary line and said sixteenth line; a distance of 112.72 feet; Thence departing said Trust Boundary and sixteenth line; South 26°59'41" West, coincident with the former easterly Railroad Right of Way line which is 100 feet distant at right angles from the aforementioned former centerline of Railroad Right of Way line, a distance of 2,671.44 feet, to an intersection with said former Railroad Right of Way line with a point on the west sixteenth line of Section 11; Thence departing said former easterly Railroad Right of Way line, North 01°12'54" West, coincident with said west sixteenth line, a distance of 211.55 feet to the former centerline Railroad Right of Way line, said point demarked with an Artisan Monument; Thence departing said former centerline and Artisan Monument continuing said course and coincidence with the west sixteenth line, a distance of 211.55 feet to the Point of Beginning.

The area described above for the purpose of defining description to the covenant and court order to include "Together with the real property located within or between Parcels One and Two for which an easement or right-of-way for the purpose of constructing, repairing and maintaining a railroad or railway is dedicated, granted, used or abandoned" within The Mcinnis Family Trust contains approximately 8.392 Acres (365,574.92 square feet) as calculated by computer determination methods.

See Exhibit B attached

**EXHIBIT B
THE MCINNIS FAMILY TRUST
MEMORIALIZATION OF QUIET TITLE AND ADVERSE
POSSESSION CASE NO. 53 11 2000LC**

FILED AS DOCUMENT NO. 120590, LINCOLN COUNTY, NV
PORTIONS OF SECTION 2 & 11, T35, R67E, MDM.



Art Arlean Surveying Group
a Nevada Limited Liability Company
P.O. Box 396, Pigeon, NV 89043
(775) 952-LAND (5283)

MONUMENTATION AND RELATED EXHIBIT SYMBOLS

- ◆ FOUND 3.25" DIAMETER BLM BRASS MONUMENT, AS NOTED
- SET 1.5" DIAMETER ALUMINUM MONUMENT "ARTISAN"
- REVERSE DONATION PROLONGED PROPERTYLINE PER CITED CASE
- MEASURED SECTION LINE
- - - FORMER EXTERIOR RIGHT OF WAY LINE U.P.R.R.

REFERENCES

1873 & 1973 OFFICIAL PLAT & FIELD NOTES BY GENERAL LAND OFFICE AND BUREAU OF LAND MANAGEMENT, RESPECTIVELY.
LINCOLN COUNTY QUIET TITLE AND ADVERSE POSSESSION CASE NO. 53 11 2000LC, FILED AS DOCUMENT NO. 120590.
REFERENCE RECORD OF SURVEY FOR THE MCINNIS FAMILY TRUST, DTD. 1/2/15, DOCUMENT NO. 148338.

**3J CATTLE LLC
WATER RIGHTS DESCRIPTION
EXHIBIT C**

TOGETHER WITH all rights extended by maintenance and adherence to the Nevada Water Law associated with Application and Permit No. 82021, including rights and responsibilities pursuant to the same, stipulations, and any base right extending back to the priority date of April 19, 1963, for land and Point of Diversion and Place of Use specifically stipulated in said Application and Permit, located in Panaca Valley, upon portions of Section 2, and, portions of Section 11, Township 3 South, Range 67 East, Mount Diablo Meridian, as stipulated by said Permit 82021, issued on the 27th of December, 2012, by Jason King, PE, State Engineer, Division of Water Resources.

