

LINCOLN COUNTY, NV

2019-157261

\$35.00

10/30/2019 03:54 PM

Rec:\$35.00

COW COUNTY TITLE CO.

Pgs=7 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

WHEN RECORDED MAIL TO:

State Bank of Southern Utah
P O Box 340
Cedar City, Utah 84721-0340

Deed of Reconveyance

(Corporate Trustee)

STATE BANK OF SOUTHERN UTAH AS ("LENDER") TRUSTEE UNDER A TRUST DEED DATED SEPTEMBER 26, 2016 EXECUTED BY ROBERT J. MATHEWS AND CAROL L. MATHEWS, HUSBAND AND WIFE AS JOINT TENANTS AS TO PARCELS 1 THROUGH 11 AND ROBERT MATHEWS, A MARRIED MAN, AND SHANE MATHEWS, A MARRIED MAN, AS THEIR SOLE AND SEPARATE PROPERTY D.B.A. MATHEWS FARMS AS TO PARCEL 12; AND SHANE R. MATHEWS AND JENNY R. MATHEWS, HUSBAND AND WIFE AS JOINT TENANTS AS TO PARCEL 13 & 14; AND ROBERT MATHEWS AS TO PARCEL 15 AS ("BORROWER") TRUSTOR, AND RECORDED DECEMBER 16, 2016, AS DOC # 0150746, IN BOOK 308, PAGE 0126 OF THE RECORDS OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA. PURSUANT TO A WRITTEN REQUEST OF THE BENEFICIARY THEREUNDER, DOES HEREBY RECONVEY, WITHOUT WARRANTY, TO THE PERSON OR PERSONS ENTITLED THERETO, THE TRUST PROPERTY NOW HELD BY IT AS TRUSTEE UNDER SAID TRUST DEED, WHICH TRUST DEED COVERS REAL PROPERTY SITUATED IN LINCOLN COUNTY, NEVADA

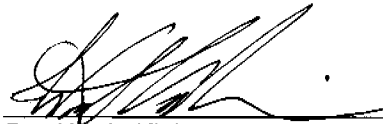
Described as follows:

SEE EXHIBIT "A"

Which has the address of: NOT ADDRESSED, PANACA, NV

Dated: October 17, 2019

STATE BANK OF SOUTHERN UTAH (Trustee)



By: Wade Kleinman

Title: S.V.P- Commercial Loans

STATE OF UTAH
COUNTY OF IRON §

On 16th day of October, 2019 personally appeared before me, Wade Kleinman, who being by me duly sworn, did say that he is the S.V.P- Commercial Loans of State Bank of Southern Utah, a Utah Corporation, and that said instrument was signed in behalf of said Corporation by authority of its by-laws (or by a resolution of its Board of Directors) and said Wade Kleinman acknowledged to me that said Corporation executed the same.



Notary Public

My Commission Expires: 9/4/2020
Residing at Iron County

Loan #792747

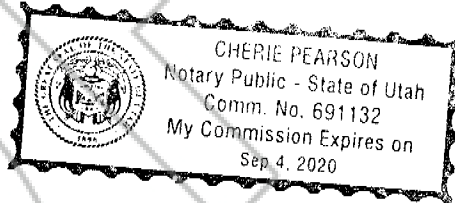


EXHIBIT "A"

This Exhibit is attached to and made a part of that certain Deed of Trust dated September 26, 2016 by and between Robert J Mathews and Carol L Mathews, husband and wife as joint tenants as to Parcels 1-11 and Robert Mathews a married man, and Shane Mathews a married man AS THEIR SOLE AND SEPARATE PROPERTY D.B.A. MATHEWS FARMS AS TO PARCEL 12, SHANE R. MATHEWS and JENNY R MATHEWS, AS TO PARCELS 13 AND 14 AND ROBERT MATHEWS AS TO PARCEL 15 as Trustor and State Bank of Southern Utah as Beneficiary and as Lender. This attachment is for the purpose of describing Trustor's interest in the real property by legal description and water rights which is appurtenant to, or used in conjunction with this or other property. This description is not intended to limit in any way all of Trustor's rights, title and interest which is conveyed to Beneficiary and Lender in the Deed of Trust.

Real Estate described as:

PARCEL 1:

A parcel of land located in the SW1/4 of the SW1/4 of Section 5 and the NW1/4 of the NW1/4 of Section 8, T. 2 S., R. 68 E., of the M.D.B.&M., Lincoln County, Nevada, described as follows:

BEGINNING at a point on the East right of way of US Highway 93 from which the Southwest corner of said Section 5 bears S 88°07'04" W 375.39 feet to the Point of Beginning;
Thence N 02°52'26" E 492.05 feet to a rebar & cap stamped RE Fonger PLS 4235;
Thence S 87°01'12" E 133.11 feet;
Thence N 03°00'49" E 821.67 feet from which a reference monument bears N 02°58'22" E 20.00 feet;
Thence S 89°58'24" E 739.44 feet to the SW1/16 corner of said Section 5;
Thence S 0°18'20" E 1317.70 feet to the W1/16 corner of Sections 5 & 8;
Thence S 0°06'26" E 844.06 feet to a fence;
Thence S 15°52'04" W 90.04 feet along the fence to a fence angle point;
Thence S 24°55'13" W 422.37 feet to the 1/16th line;
Thence N 89°54'18" W 815.24 feet to the US Highway 93 right of way;
Thence N 02°58'19" E 1314.70 feet along said right of way to the Section 5/8 line;
Thence N 03°45'13" E 12.44 feet to the Point of Beginning.

PARCEL 2:

A parcel of land located in the SE1/4 of the SW1/4 of Section 5, T. 2 S., R. 68 E., of the M.D.B.&M., Lincoln County, Nevada, lying on the Westerly side of the abandoned U.P. Railroad right of way, described as follows:

BEGINNING at the W1/16 corner of Sections 5 and 8, from which the SW corner of said Section 5 bears S 89°58'19" E 1322.46 feet;
Thence N 0°18'20" W 1317.70 feet to the NW1/16 corner;
Thence S 89°58'24" E 864.45 feet to the said railroad right of way;
Thence S 24°58'37" E 1453.30 feet along said right of way to the Section line of 5 and 8;
Thence N 89°58'19" W 243.76 feet to the Point of Beginning.

PARCEL 3:

In the NW1/4 of the SE1/4 and the SW1/4 of the SE1/4 of Section 5, T. 2 S., R. 68 E., of the M.D.B.&M., Lincoln County, Nevada, described as follows:

BEGINNING at the SW corner of the NW1/4 of the SE1/4 from which the SW corner of said Section 5 bears S 63°27'16" W 2945.56 feet;
Thence N 0°25'47" W 379.72 feet to the abandoned U.P. Railroad right of way;
Thence N 24°58'37" E 1034.54 feet along said right of way;
Thence S 89°58'26" E 137.00 feet;
Thence S 01°36'49" E 2127.57 feet;
Thence S 89°40'35" W 505.00 feet to the N-S Center line of Section 5;
Thence N 0°25'47" W 812.17 feet to the Point of Beginning.

PARCEL 4:

In the NW1/4 of the SE1/4 and the SW1/4 of the SE1/4 and the NE1/4 of the SE1/4 of Section 5, T 2 S, R 68 E, of the M.D.B.&M., Lincoln County, Nevada, described as follows:

BEGINNING at a point from which the SW corner of said Section 5 bears S 80°50'37" W 3186.73 feet;
Thence N 01°36'49" E 2127.57 feet to the E-W Center line of Section 5;
Thence S 89°58'26" E 866.27 feet to a boundary fence line;
Thence S 07°35'06" W 2141.44 feet along said fence;
Thence S 89°40'35" W 643.52 feet to the Point of Beginning.

PARCEL 5:

In the SW1/4 of the NE1/4 of Section 5, T 2 S, R 68 E, of the M.D.B.&M., Lincoln County, Nevada, described as follows:

BEGINNING at a point on the East right of way of the abandoned U.P. Railroad and the E-W Center line of Section 5;
Thence N 24°58'37" E 1451.58 feet to the North 1/16th Section line;
Thence N 89°57'56" E 105.50 feet;
Thence S 0°32'44" E 1316.27 feet;
Thence N 89°58'26" W 705.90 feet to the Point of Beginning.

PARCEL 6:

In the NW1/4 of the NE1/4 of Section 8, T 2 S, R 68 E, of the M.D.B.&M., Lincoln County, Nevada, described as follows:

BEGINNING at the North Quarter Corner of said Section 8, from which the Northwest corner of said Section 8 bears N 89°58'19" W 2644.92 feet;
Thence S 89°58'19" E 1322.46 feet;
Thence S 0°04'24" E 1317.15 feet;
Thence S 89°54'15" W 1323.11 feet to the Center-North 1/16th corner;
Thence N 0°02'43" W 1315.59 feet to the Point of Beginning.

PARCEL 7:

In the NE1/4 of the NW1/4 of Section 8, T 2 S, R 68 E, of the M.D.B.&M., Lincoln County, Nevada, described as follows:

This Parcel has two parts that are separated by the abandoned U.P. Railroad right of way

West Side:

BEGINNING at the W1/16th corner between Sections 5 and 8, from which the Northwest corner of said Section bears N 89°58'19" W 1322.46 feet;
Thence S 89°58'29" E 246.80 feet along said Section line;
Thence S 19°11'44" W 84.21 feet along a fence;
Thence S 15°54'00" W 421.75 feet along said fence;
Thence S 15°53'05" W 373.01 feet along said fence to the West 1/16th line;
Thence N 0°06'26" W 844.06 feet along said 1/16th line to the Point of Beginning.

East Side:

BEGINNING at a point on the U.P. Railroad right of way from which the North west corner of said Section 8 bears N 82°35'38" W 1752.05 feet;
Thence S 89°58'19" E 246.53 feet;
Thence S 0°04'40" E 989.83 feet;
Thence N 89°54'19" W 277.20 feet;
Thence N 0°05'33" W 923.16 feet to the said railroad right of way;
Thence N 24°55'13" E 73.14 feet along said railroad right of way to the Point of Beginning.

PARCEL 8:

All that portion of the East Half of the Northeast Quarter of the Northwest Quarter (E1/2 of NE1/4 of NW1/4) of Section 8, Township 2 South, Range 68 East, of the M.D.B.&M., Lincoln County, Nevada, being part of Patent No. 5942, lying North of the right of way for State Highway No. 25 and East of the County Road to Panaca Station Grounds, Patent No. 4639.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals that may exist as reserved by the State of Nevada in Patent recorded July 23, 1945 in Book G-1, Page 197 of Official Records.

PARCEL 9:

All that portion of the North Half of the Southeast Quarter of the Northwest Quarter (N1/2 of SE1/4 of NW1/4) of Section 8, Township 2 South, Range 68 East, of the M.D.B.&M., Lincoln County, Nevada, lying North of the right of way for State Highway No. 25 and East of the County Road to Panaca Station Grounds.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals that may exist as reserved by the State of Nevada in Patent recorded December 12, 1901 in Book 1, Page 45 of Official Records.

PARCEL 10:

The East One-half of the Northeast Quarter (E1/2 of NE1/4) of Section 25, Township 2 South, Range 67 East, of the M.D.B.&M., Lincoln County, Nevada;

EXCEPTING THEREFROM that portion conveyed for railroad right of way;

ALSO EXCEPTING THEREFROM that portion lying Northwesterly of the railroad right of way;

FURTHER EXCEPTING THEREFROM that portion as conveyed in Deed recorded September 19, 1979 as Inst. No. 65792, in Book 32, Page 496 of Official Records.

PARCEL 11:

Sectional Lot 4 AKA the Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4) and the Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) of Section 19, Township 2 South, Range 68 East, of the M.D.B.&M., Lincoln County, Nevada.

ALSO:

Sectional Lots 1 and 2, AKA the West One-half of the Northwest Quarter (W1/2 of NW1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4) of Section 30, Township 2 South, Range 68 East, of the M.D.B.&M., Lincoln County, Nevada.

PARCEL 12:

A parcel of land located within the S1/2 of the NE1/4 and the SE1/4 of Section 32, Township 1 South, Range 68 East, M.D.B.&M., Lincoln County, Nevada, described as follows:

BEGINNING at a point on the Common Section line between Section 32 and 33, from which the Northeast corner of said Section 32 bears N 0°55'04" W 1415.09 feet which is monumental by a BLM brass cap dated 1971, also from which the North 1/16th corner of said Section 32 and 33* bears N 0°55'04" W 100.00 feet; Thence S 0°55'04" E 1215.10 feet to the East Quarter corner of said Section 32 monumental by a BLM brass Cap;

Thence continuing South on the East Section line of said Section 32, S 0°55'44" E 358.04 feet* to the abandoned West U.P. Railroad right of way;

Thence S 25°55'27" W 1064.56 feet* along the West U.P Railroad right of way to the intersection with the South 1/16th line of said Section 32;

Thence continuing along the said Railroad right of way, S 25°55'27" W 1469.17 feet* to the South line of Section 32;

Thence S 89°48'15" W 194.44 feet* to the East 1/16th corner common to Section 32, T 1 S, R 68 E and Section 5, T 2 S, R 68 E, M.D.B.&M.;

Thence continuing S 89°48'15" W 439.04 feet on the said Section line*;

Thence N 0°03'40" W 1000.00 feet*;

Thence S 89°48'15" W 900.00 feet to the N-S Center Section line of said Section 32;

Thence N 0°03'40" 331.10 feet** to the Center-South 1/16th corner of said Section 32;

Thence continuing N 0°03'40" W 1331.10 feet** to the Center of said Section 32;

Thence continuing N 0°03'40" W 246.55 feet* on the Center line of said Section 32;

Thence leaving the N-S Center line of said Section 32, N 42°58'04" E 1042.79 feet*;

Thence N 88°20'11" E 600.08 feet to the East 1/16th line* from which the Northeast 1/16th corner bears N 0°29'20" W 278.71 feet*;

Thence continuing S 85°20'09" E 85.06 feet* to an angle point;

Thence S 87°54'16" E 695.85 feet*;

Thence N 08°10'45" E 197.05 feet*;

Thence S 89°30'10" E 500.00 feet to the Point of Beginning.

* = "to a 5/8" rebar with plastic cap stamped L. Smith PLS 12751"

* = "to a 5/8" rebar with aluminum cap stamped L. Smith PLS 12751 and corner identification".

Basis of Bearing: The East line of Section 8, T 2 S, R 68 E, M.D.B.&M. recorded BLM Dependent Resurvey (presently unapproved).

PARCEL 13:

The Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4) of Section 26; the Southeast Quarter of the Southeast Quarter (SE1/4 of SE1/4) of Section 27, excepting therefrom the West 25 rods thereof; the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) of Section 34, excepting therefrom the West 25 rods thereof, all in Township 1 North, Range 65 East of the M.D.B.&M., Lincoln County, Nevada.

PARCEL 14

The West 25 rods of the Southeast Quarter of the Southeast Quarter (SE1/4 of SE1/4) of Section 27; the West 25 rods of the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) of Section 34; the Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4); and the Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) of Section 34, in Township 1 North, Range 65 East of the M.D.B.&M., Lincoln County, Nevada.

PARCEL 15:

Parcels Five (5), Six (6) and Seven (7), as shown by map thereof recorded for Lester & Lorenc Mathews on February 22, 1988 as Doc. No. 88303 and on file in Book A of Maps, Page 284, in the office of the County Recorder, Lincoln County, Nevada.

Assessor's Parcel Number: 012-110-36 & 012-170-53 (Par 1), 012-110-31 (Par 2), 012-110-29 (Par's 3, 4 & 5), 012-170-16 & -17 (Par 6), 012-170-13 (Par 7), 012-170-39 (Par's 8 & 9), 012-220-07 (Par 10), 012-210-13 (Par 11), 012-040-20 (Par 12), 006-351-02 (Par 13), 006-351-03 (Par 14), 012-110-33, -34, & -35 (Par 15)

In addition to the above described Real Property Trustor also conveys all rights, title, and interest in and to the following described Water Rights:

ALL WATER APPURTENANT TO THIS OR OTHER PROPERTY, DESCRIBED AS WATER FROM THE FOLLOWING WATER RIGHTS:

Robert J Mathews and Carol L Mathews
20154, 11968, V04355, 13047, 12249, V04399

Also water rights currently vested in Wilson Family Trust and A Morley and Mary Wilson Family Trust but under application to be transferred to Robert J and Carol L Mathews under applications 73440, 73439 and 73442

Robert J Mathews and Shane R Mathews
11723, 24349

Shane R Mathews and Jenny R Mathews
5371, 9660, 10119, 10120, 11118

PERMIT #16435
PERMIT #16912