

LINCOLN COUNTY, NV

2019-157263

\$35.00

10/30/2019 03:54 PM

Rec:\$35.00

COW COUNTY TITLE CO.

Pgs=12 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 OCTOBER 2, 2017 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; 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, AND SHANE MATHEWS AND JENNY MATHEWS HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, AND MATHEWS FARMS AND ROBERT J MATHEWS AND SHANE R MATHEWS AS ("BORROWER") TRUSTOR, AND RECORDED OCTOBER 4, 2017 AS DOC # 0152683, IN BOOK 314, PAGE 0322 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 ^{28th} 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 #799254

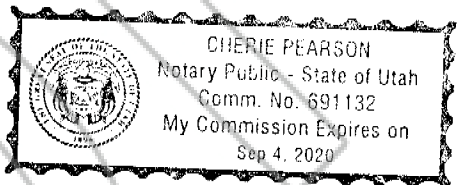


EXHIBIT "A"

This Exhibit is attached to and made a part of that certain Deed of Trust dated October 02, 2017 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 AND SHANE MATHEWS AND JENNY MATHEWS, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, AND MATHEWS FARMS, AND ROBERT J MATHEWS AND SHANE R MATHEWS 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" 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 Northwest corner of said Section 8 bears N 81°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 & Lorene 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 - PARCEL 1, 012-110-31 - PARCEL 2, 012-110-29 - PARCELS 3 4 & 5, 012-170-16 & 17 - PARCELS 6, 012-170-13 - PARCEL 7, 012-170-39 - PARCELS 8 & 9, 012-220-07 - PARCEL 10, 012-210-13 - PARCEL 11, 012-040-20 - PARCEL 12, 006-351-02 - PARCEL 13, 006-351-03 - PARCEL 14, 012-110-33, -34 & 35 - PARCEL 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, INCLUDING WATER DESCRIBED 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, V06519**

**PERMIT #16435
PERMIT #16912**

IN ADDITION TO THE ABOVE REAL PROPERTY TRUSTOR ALSO CONVEYS ALL RIGHTS, TITLE, AND INTEREST IN AND TO THE FOLLOWING DESCRIBED GRAZING PERMITS

**ALL GRAZING PERMITS INCLUDING BUT NOT LIMITED TO THE FOLLOWING;
BLM GRAZING PERMIT ALLOTMENT #11029 KNOWN AS THE ELY SPRINGS CATTLE ALLOTMENT
BLM GRAZING PERMIT ALLOTMENT #21030 KNOWN AS THE ELY SPRINGS SHEEP ALLOTMENT
BLM GRAZING PERMIT ALLOTMENT #03213 KNOWN AS THE ANTELOPE BASIN ALLOTMENT**

Trustor also conveys all rights, title, and interest in and to the following:

NEXT PAGE.

COPY

AFTER RECORDING RETURN TO:
Vidler Water Company, Inc.
3480 G.S. Richards Blvd, Suite 101
Carson City, NV 89703

DOC # 0145781
07/30/2014 04:44 PM
Official Record
Recording requested By
WESTERN TITLE COMPANY
Lincoln County - NV
Leslie Boucher - Recorder
Fee \$41.00 Page 1 of 3
RPTT Recorded By RE
Book- 288 Page- 0681



APN: 012-010-02; 012-010-03

EASEMENT DEED

VIDLER WATER COMPANY, INC. a Nevada corporation, as GRANTOR, for good and valuable consideration paid by GRANTEE, receipt of which is hereby acknowledged as set forth in the parties' purchase agreement relating to the filling of 250 gallon water tank, does hereby grant, bargain and convey unto the GRANTEE, SHANE MATHEWS AND JENNY MATHEWS, husband and wife as joint tenants with the right of survivorship, a non-exclusive, perpetual and permanent easement and right to construct, operate, repair, remove and maintain underground water conveyancing facilities and pipeline as the GRANTEE may construct or install, upon, under and across the following described real property of the GRANTOR being the five (5) feet immediately abutting Hatch Road in the southeast quarter (SE1/4) and the northeast (NE1/4) of Section 5 of T1S, R65E, MDB&M, Lincoln County, Nevada being depicted on the aerial photograph labeled as Exhibit "A" attached hereto;

Together with the 210 lineal feet more or less along a portion of the southerly boundary of southeast quarter (SE1/4) of Section 5 as depicted on said Exhibit "A", and further including the northerly five (5) feet of the northeast (NE1/4) and the northwest (NW1/4) of Section 5, T1S, R65E MDB&M, Lincoln County, Nevada and the northerly five (5) feet of the northeast quarter (NE1/4) of the north east quarter (NE1/4) of Section 6, T1S, R65E MDB&M to the terminus located at the sixteenth quarter intersection of the northeast quarter (NE1/4) of the northeast quarter (NE1/4) of Section 6T1S, R65E, MDB&M, Lincoln County, Nevada.

TOGETHER with the right of ingress and egress over and across the lands of the GRANTOR reasonably necessary to get to and from the above-described easement property and together with the right to keep the easement clear of obstructions as may be necessary but expressly subject to the land surface uses that GRANTOR may

construct on the Exhibit "A" property particularly in the southeasterly portion of the southeast quarter (SE1/4) of Section 5, where the GRANTOR intends to locate an electrical power substation.

The GRANTOR specifically and expressly reserves the right to occupy, use in any manner not inconsistent or incompatible with the easement granted herein, the real property described above.

Executed this 19th day of June, 2014.

GRANTOR

VIDLER WATER COMPANY, INC.

By: *Stephen D. Hartman*
Stephen D. Hartman
Vice President

State of Nevada)
) ss.
County of Carson City)

On this 19th day of June, 2014, before me appeared Stephen D. Hartman, personally known to me, who being duly sworn, did affirm to me that he is the Vice President of Vidler Water Company, Inc. and that he signed the above instrument on behalf of said corporation.

By: *Danielle Bettridge*
Notary Public

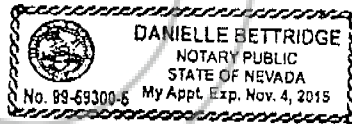
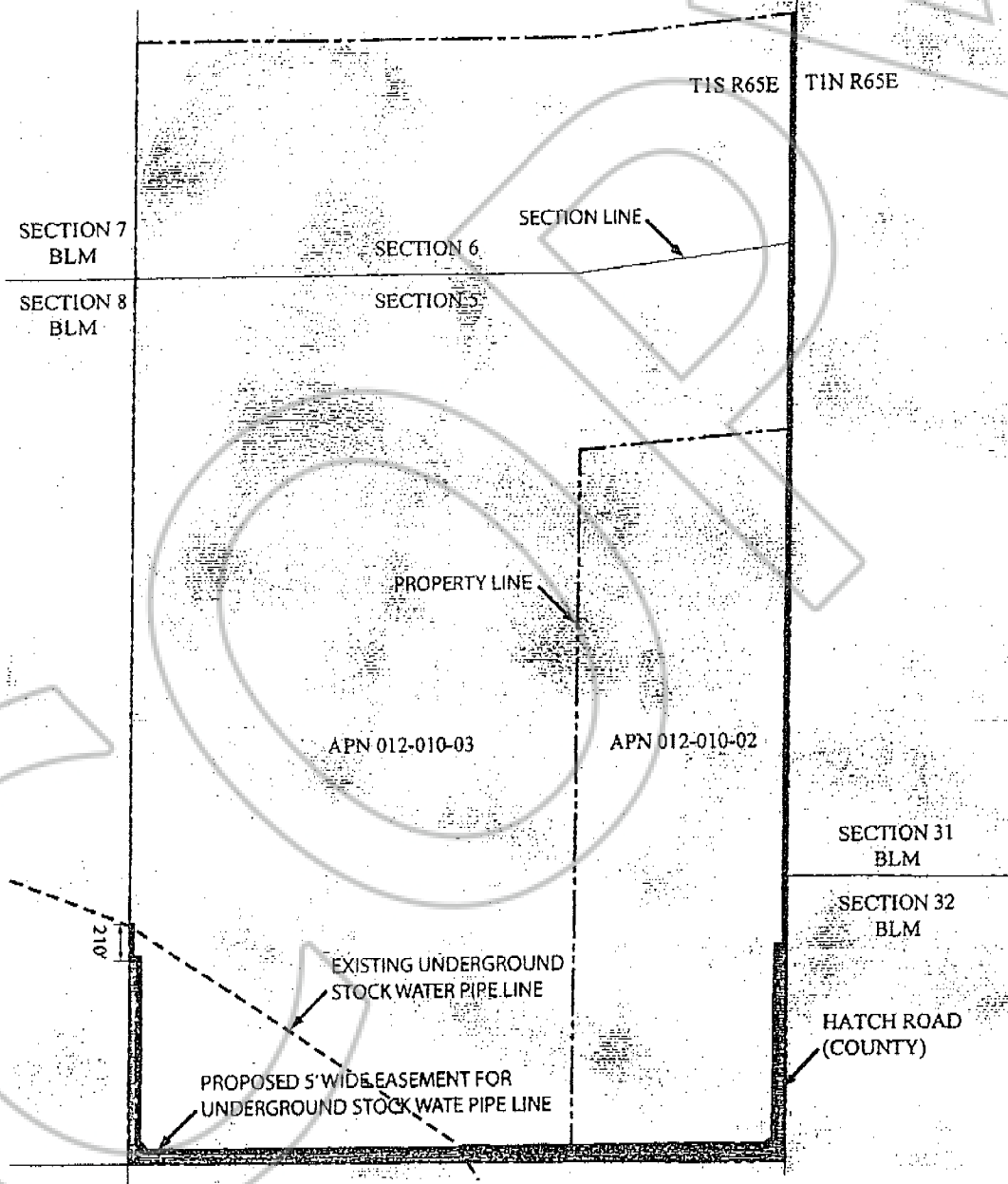




EXHIBIT "A"



LINCOLN COUNTY



STATE OF NEVADA DECLARATION OF VALUE

Recording requested By WESTERN TITLE COMPANY

Lincoln County - NV Leslie Boucher - Recorder

Page 1 of 1 Fee: \$41.00 Recorded By: AE RPTT: Book- 288 Page- 0681

1. Assessor Parcel Number(s) a) 012-010-02 012-010-03

2. Type of Property: a) [] Vacant Land b) [] Single Fam. c) [] Condo/Twnhse d) [] 2-4 Plex e) [] Apt. Bldg. f) [] Comm'l/Ind'l g) [] Agricultural h) [] Mobile Home i) [x] Other - Easement

FOR RECORDERS OF TITRAL USE ONLY Document/Instrument #: Book: Page: Date of Recording: Notes: Easement only - Not taxable

3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) \$0.00 Transfer Tax Value: \$0.00 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed: a. Transfer Tax Exemption, per NRS 375.090, Section: b. Explain Reason for Exemption: Paid in the previous document # 145780 5. Partial Interest: Percentage being transferred: 100% per 1/30/14 Easement Only

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exception, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Signature: Capacity Agent Signature: Capacity

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION

Print Name: Vidler Water Company Inc, a Nevada corporation Address: 3480 GS Richards Blvd., STE 101 City: Carson City State: NV Zip: 89703

Print Name: Shane Mathews and Jenny Mathews Address: PO Box 426 City: Panaca State: NV Zip: 89042

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 064431-ARJ Address: Douglas Office 1513 Highway 395, Suite 101 City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)