

LINCOLN COUNTY, NV

2021-159801

\$37.00

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FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.S: 006-251-09, 006-291-26, 006-401-02, 006-401-03, 012-050-04, 012-050-05, 012-050-07, 006-291-37, 006-291-32, 006-291-33, 006-291-31, 006-291-36, 006-291-35, 012-060-13, 012-060-12, 006-301-20,

File No: 13895-2612218

Recording Requested by:
First American Title Insurance Company

When Recorded Mail To:
Conterra Agricultural Capital, LLC
5465 Mills Civic Parkway, Suite 201
West Des Moines, IA 50266
Attn: Post Closing

Assignment of Deed of Trust

This page added to provide additional information required by NRS 111.312 Section 1-2

This cover page must be typed or printed clearly in black ink only.

After Recording Return To:
Conterra Agricultural Capital, LLC
5465 Mills Civic Parkway, Suite 201
West Des Moines, Iowa 50266
Attn: Post Closing

[Space Above This Line For Recording Data]

ASSIGNMENT OF DEED OF TRUST

Loan # **AG1043**

FOR VALUABLE CONSIDERATION, **Conterra Agricultural Capital, LLC**, an Iowa limited liability company ("Assignor"), whose address is 5465 Mills Civic Parkway, Suite 201, West Des Moines, Iowa 50266, hereby grants, assigns, and transfers to **American Equity Investment Life Insurance Company**, whose address is 6000 Westown Parkway, West Des Moines, Iowa 50266, ("Assignee"), all beneficial interest under that certain Deed of Trust, Security Agreement, Assignment of Rents and Fixture Filing dated March 23, 2021 (collectively, the "Deed of Trust"), by John L. Mathews and Donnene C. Mathews, husband and wife, to First American Title Insurance Company, as trustee, and recorded on the 31st day of March, 2021, as Document No. *_____, in the Official Records of Lincoln County, Nevada, together with each note secured thereby (as described in Exhibit A attached hereto and made a part hereof), the obligations therein described, the money due and to become due thereon including interest, and all rights accrued or to accrue thereunder. The property covered by the Deed of Trust is legally described in Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the above-described Mortgage

IN WITNESS WHEREOF, Assignor has executed this instrument on March 29th, 2021.

* Recorded concurrently herewith

CONTERRA AGRICULTURAL CAPITAL, LLC

By: [Signature] 3-29-2021
Name: Mark A. Smith
Title: COO & General Counsel

[Signature]
Witness Keifer Brandt

STATE OF IOWA
COUNTY OF Dallas

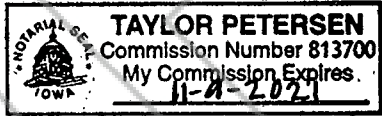
Before me, the undersigned authority, on this day personally appeared Mark A. Smith, COO & General Counsel of Conterra Agricultural Capital, LLC

, known or proved to me according to law to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she/they voluntarily executed the same for the purposes of consideration therein expressed, and in the capacity stated.

Given under my hand and seal this 29th day of March, 2021.

Taylor Petersen
Notary, State of Iowa

Printed Name: Taylor Petersen
My Commission Expires: 11-9-2021



Taylor Petersen
813700
11-9-2021

Exhibit A
Legal Description

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

PARCEL A:

THE SOUTHEASTERLY PART OF THE LARGE RANCH PROPERTIES LOCATED IN DRY VALLEY, LINCOLN COUNTY, NEVADA, ON BOTH SIDES OF MOUNT DIABLO BASELINE IN: (I) SECTIONS 31, 32, 33 AND 34, TOWNSHIP 1 NORTH, RANGE 69 EAST; AND, (II) SECTIONS 2, 3, & 4, TOWNSHIP 1 SOUTH, RANGE 69 EAST (WHICH PROPERTIES ARE ORIGINALLY DESCRIBED IN BOOK 17, PAGE 150 EXHIBIT A AND BOOK 18, PAGE 233, AND VARIOUSLY DESCRIBED IN BOOK 65, PAGE 436, AND BOOK 78, PAGES 219 AND 224, ALL IN THE OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA) AND WHICH ARE DEPICTED ON THE RECORD OF SURVEY MAP TO SHOW DIVISION BOUNDARY OF THE MATHEWS-CRAWFORD RANCH IN DRY VALLEY, LINCOLN COUNTY, NEVADA IN SECTIONS 2, 3, 4, 5 & 6 OF TOWNSHIP 1 SOUTH, RANGE 69 EAST; SECTION 36, TOWNSHIP 1 NORTH, RANGE 68 EAST; AND SECTIONS 31, 32, 33 & 34, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D.M. RECORDED JANUARY 5, 1999 AS FILE NO. 112126, IN PLAT BOOK B, AT PAGE 180 OF THE OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT A POINT MARKED BY A 5/8" REBAR WITH CAP STAMPED P.L.S. 12751 LOCATED ON THE MOUNT DIABLO BASELINE, FROM WHICH THE SOUTH QUARTER (S 1/4) CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST BEARS NORTH 89°46'13" WEST, 520.43 FEET MARKED BY A B.L.M. BRASS CAP MARKED "1/4 SOUTH 31, 1974"; THENCE SOUTH 89°46'13" EAST, 797.89 FEET ALONG THE SAID BASELINE TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST;
THENCE NORTH 1320 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31;
THENCE EAST 2640 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 69 EAST;
THENCE SOUTH 1320 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32;
THENCE EAST 3040 FEET MORE OR LESS ALONG THE MOUNT DIABLO BASELINE TO THE NORTHWEST CORNER OF LOT 1 (LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 69 EAST);
THENCE SOUTH 660 FEET MORE OR LESS ALONG THE WEST LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE EAST 2640 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 69 EAST;
THENCE NORTH 660 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 4 (LOCATED ON THE MOUNT DIABLO BASELINE);
THENCE WEST 410 FEET MORE OR LESS ALONG THE SAID BASELINE TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 69 EAST;
THENCE NORTH 1320 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33;

THENCE WEST 3960 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32;
THENCE NORTH 1320 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32;
THENCE WEST 1320 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST (NW 1/4) OF SECTION 32;
**THENCE NORTH 929.38 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 32*;
THENCE SOUTH 56°43'07" WEST, 744.95 FEET* AT THE SOUTHEAST CORNER OF A CONCRETE WELL PUMP BASE;
THENCE SOUTH 56°11'13" WEST, 1837.92 FEET*;
THENCE SOUTH 51°22'05" WEST, 1818.92 FEET*;
THENCE SOUTH 37°37'24" EAST, 261.41 FEET*;
THENCE SOUTH 03°43'51" WEST, 731.32 FEET* ON THE SAID BASELINE AND THE POINT OF BEGINNING**

*TO A POINT MARKED BY A 5/8 INCH REBAR WITH CAP STAMPED P.L.S. 12751

**DISTANCES AND BEARINGS WITHIN DOUBLE ASTERISKS ARE MEASURED

PARCEL 2:

THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 2, AND LOT THREE (3) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, IN TOWNSHIP 1 SOUTH, RANGE 69 EAST, M.D.M., IN LINCOLN COUNTY, NEVADA.

PARCEL 3:

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D.M. AND LOTS TWO (2) AND THREE (3) AND THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 2, AND LOTS ONE (1) AND TWO (2) AND THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, ALL IN TOWNSHIP 1 SOUTH, RANGE 69 EAST, M.D.M. IN LINCOLN COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN DOCUMENT RECORDED JANUARY 24, 2007 IN BOOK 228, PAGE 218 OF OFFICIAL RECORDS AS DOCUMENT NO. 128264 IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.

PARCEL B:

PARCEL 1:

THE POINT OF BEGINNING IS A STEEL FENCE POST LOCATED ON THE MOUNT DIABLO BASELINE, OR AT A POINT FROM WHICH THE SOUTH QUARTER (S1/4) CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 68 EAST, BEARS DUE WEST 1690.75 FEET (MARKED BY A B.L.M. BRASS CAP DATED 1971 BY THE U.S. COAST AND GEODOTIC SURVEY);
THENCE SOUTH 26°08' WEST, 393 FEET MORE OR LESS TO A STEEL FENCE POST;
THENCE SOUTH 63°08' EAST, 1570 FEET MORE OR LESS TO A STEEL FENCE POST;
THENCE SOUTH 26°52' WEST, 77 FEET MORE OR LESS TO A STEEL FENCE POST;
THENCE SOUTH 63°08' EAST, 125 FEET MORE OR LESS TO THE CENTER OF THE MEADOW VALLEY FLOOD CHANNEL;
THENCE NORTHEAST ALONG SAID FLOOD CHANNEL TO A POINT WHERE IT INTERSECTS THE (PROLONGATION OF THE) EAST LINE OF LOT 4, LOCATED WITHIN THE NW1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 EAST, OR AT A POINT IN THE CENTER OF THE FLOOD CHANNEL APPROXIMATELY 750 FEET SOUTH OF THE MOUNT DIABLO BASELINE;
THENCE NORTH 750 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 4 ON SAID BASELINE;
THENCE EAST ALONG THE SAID BASELINE 930 FEET MORE OR LESS TO THE SOUTH QUARTER (S1/4) CORNER SECTION 31 (TOWNSHIP 1 NORTH, RANGE 69 EAST) MARKED BY A B.L.M. BRASS CAP DATED 1974;
**THENCE CONTINUING "EAST" (SOUTH 89°46'13" EAST) ALONG SAID BASELINE 520.43 FEET *;

THENCE NORTH 03°43'51" EAST, 731.32 FEET *;
THENCE NORTH 37°37'24" WEST, 261.41 FEET *;
THENCE NORTH 51°22'05" EAST, 1818.92 FEET *;
THENCE NORTH 56°11'13" EAST, 1837.92 FEET * AT THE SOUTHEAST CORNER OF A CONCRETE WELL PUMPBASE;
THENCE NORTH 56°43'07" EAST, 744.95 FEET TO THE EAST LINE OF THE W1/2 NW1/4 SECTION 31 *;
THENCE NORTH 00°21'08" EAST, ** 995 FEET MORE OR LESS ALONG THE SAID EAST LINE TO THE CENTER OF THE MEADOW VALLEY FLOOD CHANNEL;
THENCE WESTERLY 1320 FEET MORE OR LESS ALONG SAID FLOOD CHANNEL TO A POINT ON THE WEST LINE OF THE NW1/4 NW1/4 OF SAID SECTION 32;
THENCE SOUTHWESTERLY 1130 FEET MORE OR LESS ALONG SAID FLOOD CHANNEL TO THE SOUTH LINE OF THE NE1/4 NE1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST;
THENCE WEST 250 FEET MORE OR LESS ALONG THE SOUTH LINE TO THE SOUTHWEST CORNER OF THE NE1/4 NE1/4 OF SECTION 31;
THENCE SOUTH 130 FEET MORE OR LESS TO THE CENTER OF THE FLOOD CHANNEL;
THENCE SOUTHWESTERLY 1650 FEET MORE OR LESS TO THE NORTH LINE OF THE NW1/4 SE1/4 SECTION 31;
THENCE WEST 2800 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE NW1/4 SW1/4 SECTION 31, AT THE RANGE 68 EAST/RANGE 69 EAST, RANGE LINE AT WHICH POINT IS A B.L.M. BRASS CAP MARKED "1/4 SOUTH 36, RANGE 68 EAST/SOUTH 31, RANGE 69 EAST, 1974";
THENCE SOUTH 1320 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE SW1/4 SW1/4 SECTION 31;
THENCE WEST 316 FEET MORE OR LESS ALONG THE NORTH LINE OF THE SE1/4 SE1/4 SECTION 36 (TOWNSHIP 1 NORTH, RANGE 68 EAST);
THENCE SOUTH 26°08' WEST, 1470 FEET MORE OR LESS TO THE POINT OF BEGINNING.

**DISTANCES AND BEARINGS WITHIN DOUBLE ASTERISCS ARE MEASURED BASIS OF BEARINGS OF MEASURED LINES IS THE N-S CENTERLINE OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D. & M., WHICH IS SOUTH 00°26'30" WEST.

EXCEPTING THEREFROM THE FOLLOWING FOUR (4) PARCELS:

A PARCEL OF LAND WITHIN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 31, MARKED BY A BRASS CAP;
THENCE SOUTH 89°20'30" EAST, ALONG THE QUARTER SECTION LINE 860.79 FEET TO THE NORTHWEST (NW) CORNER OF SAID PARCEL ONE (1), TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89°20'30" EAST ALONG SAID QUARTER (1/4) SECTION LINE 208.71 FEET TO THE NORTHEAST (NE) CORNER;
THENCE SOUTH 00°39'30" WEST, 208.71 FEET TO THE SOUTHEAST (SE) CORNER;
THENCE NORTH 89°20'30" WEST, 208.71 FEET TO THE SOUTHWEST (SW) CORNER;
THENCE NORTH 00°39'30" EAST, 208.71 FEET TO THE NORTHEAST (NE) CORNER AND THE POINT OF BEGINNING.

ALSO:

A PARCEL OF LAND WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY POINT OF THIS PARCEL ON THE SOUTHEASTERLY SIDE OF THE COUNTY ROAD AT A POINT FROM WHICH THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D.B.&M., BEARS NORTH 46°27'55" WEST, A DISTANCE OF 488.82 FEET;
THENCE NORTH 48°54'11" EAST, A DISTANCE OF 286.45 FEET TO THE MOST NORTHERLY POINT;
THENCE SOUTH 45°48'33" EAST, A DISTANCE OF 389.85 FEET TO THE MOST EASTERLY POINT OF THIS PARCEL;
THENCE SOUTH 45°45'43" WEST, A DISTANCE OF 373.34 FEET TO THE MOST SOUTHERLY POINT;
THENCE NORTH 48°56'03" WEST, A DISTANCE OF 296.86 FEET TO A POINT;
THENCE NORTH 20°46'12" EAST, A DISTANCE OF 68.29 FEET TO A POINT;
THENCE NORTH 18°25'12" WEST, A DISTANCE OF 89.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL IS ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THIS PARCEL AT A POINT MARKED BY A REBAR/CAP "HULSE PLS 6498" FROM WHICH THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 31 (A BLM BRASS CAP DATED 1974) BEARS NORTH 45°37'59" WEST, 477.66 FEET;
THENCE ALONG THE SOUTHERLY SIDE OF THE PAVED ECHO DAM ROAD, NORTH 49°48'42" EAST, 287.87 FEET TO A REBAR/CAP MARKED "HULSE PLS 6498";
THENCE SOUTH 44°46'34" EAST, 389.36 FEET TO A REBAR/CAP MARKED "PLS 12751";
THENCE SOUTH 46°35'40" WEST, 373.34 FEET TO A REBAR/CAP MARKED "PLS 12751";
THENCE NORTH 48°06'08" WEST, 296.86 FEET TO A REBAR/CAP MARKED "PLS 12751";
THENCE NORTH 20°46'12" EAST, 68.29 FEET TO A REBAR/CAP MARKED "PLS 12751";
THENCE NORTH 17°05'56" WEST, 89.01 FEET TO THE POINT OF BEGINNING.

(THE BASIS OF BEARINGS BEING NORTH 00°26'30" EAST, AS THE NORTH-SOUTH CENTERLINE OF SAID SECTION 31 AS RECORDED ON THE DRY VALLEY TRACT PLAT A, PAGE 160 OF LINCOLN COUNTY RECORDS.)

ALSO:

PARCELS "C" AND "D" OF THE PARCEL MAP FOR JOHN L. AND DONNENE C. MATHEWS RECORDED MAY 28, 2002 IN PLAT BOOK "B", PAGE 434 AS FILE #118205 OF OFFICIAL RECORDS.

ALSO:

THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

PARCELS 1A, 1B, 1C, AND 1D, AS SHOWN BY MAP THEREOF ON FILE IN PLAT BOOK "B", PAGE 430 FILE #118167 OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 29, 2004 IN BOOK 195, PAGE 148 AS INSTRUMENT NO. 123581 OF OFFICIAL RECORDS.

PARCEL 2:

PARCELS 1A, 1B, 1C, AND 1D, AS SHOWN BY MAP THEREOF ON FILE IN PLAT BOOK "B", PAGE 430 FILE #118167 RECORDED MAY 20, 2002 IN THE OFFICIAL RECORDS.

PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

PARCEL "D" AS SHOWN BY MAP THEREOF ON FILE IN PLAT BOOK "B", PAGE 434 AS FILE #118205 RECORDED MAY 28, 2002 IN THE OFFICIAL RECORDS.

LESS ANY AND ALL PROPERTY CONTAINED IN PARCEL #006-291-10 AND 006-291-30 INCLUDED IN ABOVE DESCRIPTIONS.