

LINCOLN COUNTY, NV

2021-159857

\$37.00

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04/08/2021 12:32 PM

STEWART TITLE GUARANTY - COMMERCIALPgs=6 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

APN's 006-251-09; 006-291-26;
006-401-02; 006-401-03;
012-050-04; 012-050-05;
012-050-07

Recording requested by:
STEWART TITLE GUARANTY COMPANY

**RECORDING REQUESTED BY
AND RETURN TO:**

Conterra Ag Capital
5465 Mills Civic Parkway, Suite 201
West Des Moines, IA 50266
(855) 381-3451

[Space Above This Line For Recording Data]

PARTIAL RELEASE AND RECONVEYANCE OF DEEDS OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, Rooster Capital III LLC, a Delaware limited liability company ("**Beneficiary**"), the present beneficiary and owner and holder of the following security instruments (collectively, the "**Deeds of Trust**"):

(a) Deed of Trust Security Agreement, Assignment of Rents and Fixture Filing dated April 16, 2020, made by Crawford Cattle LLC, a Nevada limited liability company, Eldon G. Crawford and Brenda D. Crawford, Trustees, or their successors in trust, under the Crawford Family Living Trust, dated March 17, 2004, and any amendments thereto, Kade Crawford and Elizabeth Crawford, husband and wife, and Ryan Crawford, a single man (collectively, "**Trustors**"), as trustors, to Stewart Title Guaranty Company ("**Trustee**"), as trustee, for the benefit of Conterra Agricultural Capital, LLC, an Iowa limited liability company ("**Original Beneficiary**"), as original beneficiary, and recorded in the Official Records of Elko County, Nevada, on April 20, 2020, as Document No. 767561, as affected by an Assignment of Deed of Trust dated April 17, 2020, and recorded in the Official Records of Elko County, Nevada, on April 20, 2020, as Document No. 767562, and further affected by a Modification of Deed of Trust dated April 7, 2021, and recorded in the Official Records of Elko County, Nevada, on April 7, 2021, as Document No. 785241;

(b) Deed of Trust Security Agreement, Assignment of Rents and Fixture Filing dated April 16, 2020, made by Trustors, as trustors, to Trustee, as trustee, for the benefit of Original Beneficiary, as original beneficiary, and recorded in the Official Records of Humboldt County, Nevada, on April 20, 2020, as Document No. 2020-01445, as affected by an Assignment of Deed of Trust dated April 17, 2020, and recorded in the Official Records of Humboldt County, Nevada, on April 20, 2020, as Document No. 2020-01446, and further affected by a Modification of Deed of Trust dated April 7, 2021, and recorded in the Official Records of Humboldt County, Nevada, on April 7, 2021, as Document No. 2021-03296;

(c) Deed of Trust Security Agreement, Assignment of Rents and Fixture Filing dated April 16, 2020, made by Trustors, as trustors, to Trustee, as trustee, for the benefit of Original Beneficiary, as original beneficiary, and recorded in the Official Records of Lincoln County, Nevada, on April 20, 2020, as Document No. 2020-158267, as affected by an Assignment of Deed of Trust dated April 17, 2020, and recorded in the Official Records of Lincoln County, Nevada, on April 20, 2020, as Document No. 2020-158268, and further affected by a Modification of Deed of Trust dated April 7, 2021, and recorded in the Official Records of Lincoln County, Nevada, on April 7, 2021, as Document No. 2021-159854; and

(d) Deed of Trust Security Agreement, Assignment of Rents and Fixture Filing dated April 16, 2020, made by Trustors, as trustors, to Trustee, as trustee, for the benefit of Original Beneficiary, as original beneficiary, and recorded in the Official Records of Pershing County, Nevada, on April 20, 2020, as Document No. 508409, as affected by an Assignment of Deed of Trust dated April 17, 2020, and recorded in the Official Records of Pershing County, Nevada, on April 20, 2020, as Document No. 508410, and further affected by a Modification of Deed of Trust dated April 7, 2021, and recorded in the Official Records of Pershing County, Nevada, on April 7, 2021, as Document No. 513409.

hereby directs Trustee to release that certain property described in Exhibit A attached hereto and by this reference incorporated herein (the “**Released Portion**”) from the liens of the Deeds of Trust, while retaining the liens of the Deeds of Trust unimpaired and of full force and effect with respect to all other property and collateral described in the Deeds of Trust.

Pursuant to Beneficiary’s written request and in accordance with the Deeds of Trust, Trustee does hereby reconvey to the person or persons legally entitled thereto, without warranty, all the estate, title, and interest acquired and now held by Trustee as trustee under the Deeds of Trust in and to the Released Portion, while retaining the liens of the Deeds of Trust unimpaired and of full force and effect with respect to all other property and collateral described in the Deeds of Trust.

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IN WITNESS WHEREOF, Beneficiary and Trustee have executed this Partial Release and Reconveyance of Deeds of Trust, to be effective as of March 18, 2021.

BENEFICIARY:

ROOSTER CAPITAL III LLC

By: Conterra Holdings, LLC
Its: Administrative Member

By: Angie McGargill
Angie McGargill
Its: Chief Financial Officer Angie McGargill

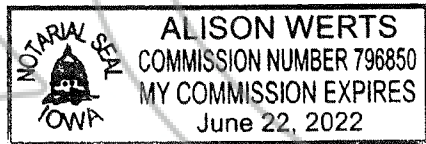
TRUSTEE:

STEWART TITLE GUARANTY COMPANY

By: signed in counterpart
Its: _____

STATE OF IOWA)
) ss.
COUNTY OF POLK)

This record was acknowledged before me on March 16, 2021, by Angie McGargill, as Chief Financial Officer of Conterra Holdings, LLC, as Administrative Member of Rooster Capital III LLC.



Alison Werts
Notary Signature

STATE OF _____)
) ss.
COUNTY OF _____)

This record was acknowledged before me on March _____, 2021, by _____, as _____ of Stewart Title Guaranty Company.

Notary Signature

IN WITNESS WHEREOF, Beneficiary and Trustee have executed this Partial Release and Reconveyance of Deeds of Trust, to be effective as of March 18, 2021.

BENEFICIARY:

ROOSTER CAPITAL III LLC

By: Conterra Holdings, LLC
Its: Administrative Member

By: Angie McGargill
Angie McGargill
Its: Chief Financial Officer

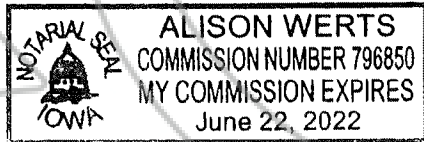
TRUSTEE:

STEWART TITLE GUARANTY COMPANY

By: L.J. Jones
L.J. Jones
Its: Vice President

STATE OF IOWA)
) ss.
COUNTY OF POLK)

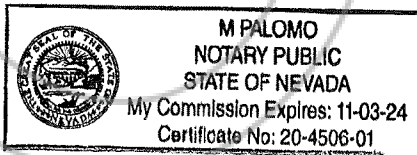
This record was acknowledged before me on March 16, 2021, by Angie McGargill, as Chief Financial Officer of Conterra Holdings, LLC, as Administrative Member of Rooster Capital III LLC.



Alison Werts
Notary Signature

STATE OF Nevada)
) ss.
COUNTY OF Clark)

This record was acknowledged before me on April ^(MP) 7, 2021, by L.J. Jones, as Vice President of Stewart Title Guaranty Company.



M Palomo
Notary Signature

EXHIBIT A

Legal Description of the Released Portion

LINCOLN COUNTY:

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, Page 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 and 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 (S1/4) 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 (SW1/4) of the Southeast Quarter (SE1/4) of Section 31, Township 1 North, Range 69 East; thence North 1320 feet more or less to the Northeast corner of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 31; thence East 2640 feet more or less to the Northwest corner of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 32, Township 1 North, Range 69 East; thence South 1320 feet more or less to the Southwest corner of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) 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 (NE1/4) 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 (SW1/4) of Section 33, Township 1 North, Range 69 East; thence North 1320 feet more or less to the Northeast corner of the Southwest Quarter (SW1/4) of the Southwest Quarter of Section 33; thence West 3960 feet more or less to the Northwest corner of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 32; thence North 1320 feet more or less to the Northeast corner of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 32; thence West 1320 feet more or less to the Southeast corner of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 32; **thence North 929.38 feet along the East line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) 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

Basis of bearings of measured lines in the North-South centerline of Section 31, Township 1 North, Range 69 East, M.D.M. which is South 00°26'30" West.

Parcel 2:

The Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 2, and Lot Three (3) and the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 3, in Township 1 South, Range 69 East, M.D.M. in Lincoln County, Nevada.

Parcel 3:

The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 34, Township 1 North, Range 69 East, M.D.M. and Lots Two (2) and Three (3) and the South Half (S1/2) of the Northwest Quarter (NW1/4) of Section 2, and Lots One (1) and Two (2) and the South Half (S1/2) of the Northeast Quarter (NE1/4) 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 March 2, 1999 in Book 140, Page 295 of Official Records as Document No. 112398 in the Office of the County Recorder, Lincoln County, Nevada.

APN#:

- 006-251-09
- 006-291-26
- 006-401-02
- 006-401-03
- 012-050-04
- 012-050-05
- 012-050-07