



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 MAY 22, 2015, among, JOHN L. MATHEWS AND DONNENE C. MATHEWS, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH FULL RIGHT OF SURVIVORSHIP AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST AND LEE R MATHEWS AND SHAREE B. MATHEWS, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST as ("borrower") Trustor, and recorded JUNE 1ST, 2015, as Entry Number 0147591, BOOK 295, PAGE 0616 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 IS ATTACHED TO THIS DEED OF TRUST AND MADE A PART OF THIS DEED OF TRUST AS IF FULLY SET FORTH HEREIN.

Which has the address of: AGRICULTURAL, PIOCHE/PANACA, NV 89043

Parcel Number: 006-291-10, 006-291-36, 006-291-37, 012-060-12, 012-060-13, 006-291-30, 06-291-31, 006-291-32, 006-291-33, 006-291-35, 012-060-07, 012-060-04.

Dated: APRIL 16, 2021

STATE BANK OF SOUTHERN UTAH (Trustee)

Shane R. Adams

By: Shane R. Adams

Title: Vice President

STATE OF UTAH

COUNTY OF IRON §

On *10th* day of *April*, 2021 personally appeared before me, Shane R. Adams, who being by me duly sworn, did say that she is the Vice President 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 Shane R. Adams acknowledged to me that said Corporation executed the same.

Cherie Pearson

Notary Public

My Commission Expires: *7/4/24*
Residing at Iron County

Loan #783209

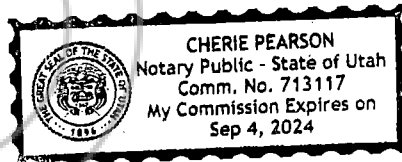


EXHIBIT "A" PAGE 1

This Exhibit is attached to and made a part of that certain Deed of Trust dated MAY 22, 2015 by and between JOHN L. MATHEWS AND DONNENE C. MATHEWS, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST AND LEE R. MATHEWS AND SHAREE B. MATHEWS, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST, 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:

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

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 BLM brass cap dated 1971 by the US Coast and Geodetic Survey);

Thence S 26°08'00" W 393 feet more or less to a steel fence post;

Thence S 63°08'00" E 1570 feet more or less to a steel fence post;

Thence S 26°52'00" W 77 feet more or less to a steel fence post;

Thence S 63°08'00" E 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 Sectional Lot 4, located within the Northwest Quarter (NW1/4) of Section 5, Township 1 South, Range 69 East, or at a point in the center of the Flood Channel, approximately 750 South of the Mount Diablo Baseline;

Thence North 750 feet more or less to the Northeast corner of said Sectional Lot 4 on said Baseline;

Thence East along the said Baseline 930 feet more or less to the South Quarter (S1/4) corner of Section 31, Township 1 North, Range 69 East marked by a BLM brass cap dated 1974;

Thence continuing "East" (S 89°46'13" E) along said Baseline 520.43 feet;

Thence N 03°43'51" E 731.32 feet**;

Thence N 37°37'24" W 261.41 feet**;

Thence N 51°22'05" E 1818.92 feet**;

Thence N 56°11'13" E 1837.92 feet* at the Southeast corner of a concrete well pump base;

Thence N 56°43'07" E 744.95 feet to the East line of the West One-Half of the Northwest Quarter (W1/2 of NW1/4) of Section 31**;

Thence N 00°21'08" E ** 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 Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of said Section 32;

Thence Southwesterly 1130 feet more or less along said Flood Channel to the South line of the Northeast Quarter of the Northeast Quarter (NE1/4 of 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 Northeast Quarter of the Northeast Quarter (NE1/4 of 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 Northwest Quarter of the Southeast Quarter of Section 31;

Thence West 2800 feet more or less to the Northwest corner of the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) of Section 31, at the Range 68 East / Range 69 East Range line at which point is a BLM 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 Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4) of Section 31;

Thence West 316 feet more or less along the North line of the Southeast Quarter of the Southeast Quarter (SE1/4 of SE1/4) of Section 36, Township 1 North, Range 68 East;

Thence South 26°08'00" W 1470 feet more or less to the Point of Beginning.

*Reference being made to Record of Survey recorded January 5, 1999 as Doc. No. 112126 in Book "B" of Plats, Page 180 of Official Records.

**Distance and bearings within double asterisks are measured Basis of Bearings of measured lines is the N-S Centerline of Section 31, Township 1 North, Range 69 East, M.D.B.&M., which is South 00°26'30" West

EXHIBIT "A" PAGE 2

EXCEPTING THEREFROM THE FOLLOWING FOUR (4) PARCELS:

A parcel of land within the Northwest Quarter of the Southwest Quarter (NW1/4 of 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 S 89°20'30" E along the Quarter Section line 860.79 feet to the Northwest corner of said Parcel 1, to the True Point of Beginning;
Thence continuing S 89°20'30" E along said Quarter Section line 208.71 feet to the Northeast corner;
Thence S 00°39'30" W 208.71 feet to the Southeast corner;
Thence N 89°20'30" W 208.71 feet to the Southwest corner;
Thence N 00°39'30" E 208.71 feet to the Northeast corner and the True 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 corner (W1/4) of said Section 31, Township 1 North, Range 69 East, M.D.B.&M. bears North 46°27'55" W a distance of 488.82 feet;
Thence N 48°54'11" E a distance of 286.45 feet to the most Northerly point;
Thence S 45°48'33" E a distance of 389.85 feet to the most Easterly point of this parcel;
Thence S 45°45'43" W a distance of 373.34 feet to the most Southerly point;
Thence N 48°56'03" W a distance of 296.86 feet to a point;
Thence N 20°46'12" E a distance of 68.29 feet to a point;
Thence N 18°25'12" W 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 N 45°37'59" W 477.66 feet;
Thence along the Southerly side of the paved Echo Dam Road, N 49°48'42" E 287.87 feet to a rebar/cap marked "Hulse PLS 6498";
Thence S 44° 46'34" E 389.36 feet to a rebar/cap marked "PLS 12751"
Thence S 46°35'40" W 373.34 feet to a rebar/cap marked "PLS 12751";
Thence N 48°06'08" W 296.86 feet to a rebar/cap marked "PLS 12751";
Thence N 20°46'12" E 68.29 feet to a rebar/cap marked "PLS 12751";
Thence N 17°05'56" W 89.01 feet to the Point of Beginning.

(The basis of bearings being N 00°26'30" E 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 of the Northeast Quarter (SW1/4 of 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.

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.

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PARCEL 3:

That portion of the Northwest Quarter of the Southwest Quarter (NW1/4 of 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.

PARCEL 4:

That portion of and the Southwest Quarter of the Northwest Quarter (SW1/4 of NW1/4) of Section 5, Township 1 South, Range 69 East, M.D.B.&M., lying and being South of the Meadow Valley Wash Flood Channel.

PARCEL 5:

Those portions of the Southwest Quarter of the Northeast Quarter (SW1/4 of NE1/4) and the Northeast Quarter of the Southeast Quarter (NE1/4 of SE1/4) of Section 6, Township 1 South, Range 69 East, M.D.B.&M., lying and being South of the Meadow Valley Wash Flood Channel.

Assessor's Parcel Number 006-291-10, 006-291-36, 006-291-37, 006-301-20, 012-060-12, 012-060-13, 006-291-30, 006-291-31, 006-291-32, 006-291-33, 006-291-35, 012-060-07, 012-060-04

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:

Underground Rights:

<u>Permit #</u>	<u>Cert#</u>	<u>Diversion Rate (cfs)</u>	<u>Acre Feet</u>	<u>Water Duty (AFA)</u>	<u>Total Irrigation Acres</u>
16493	5629	1 11	269 35	5	53 87
18352	6252	1 6	366 84	4	91 71
20829	7402	0 08	245.05	5	49 01
24217	8726	1 35	158 92	4	39 73
24218	8727	1 589	158 9	4	39 73
24219	8728	1 67	158 92	4	39 73
24509	9259	2 718	589 9	5	117 98
43771	15185	2 69	825 0	5	<u>165</u>
Total					596.76