

A.P.N. #	003-220-04; 003-220-05; 003-220-06; 003-220-07; 003-220-10; 002-210-03 (ptns); 003-151-24; 003-121-01;
Order No.	86129
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
Cow County Title Co.	
761 S Raindance Dr	
Pahrump NV 89048	

PARTIAL RECONVEYANCE

Cow County Title Co., a Nevada Corporation, as Trustee under Deed of Trust dated May 1, 2010, executed by RAINBOW LAND & CATTLE COMPANY, LLC., a Nevada Limited Liability Company, Trustor(s) and recorded on May 25, 2010 in Book 256 of Official Records, page 259 as File No. 135972, Lincoln County, State of Nevada, having been requested in writing by the holder of obligations secured by said Deed of Trust to reconvey a portion of the estate granted to said Trustee under said Deed of Trust, DOES HEREBY RECONVEY unto the person or persons legally entitled thereto, without warranty, all the estate, title and interest acquired by said Trustee under that Deed of Trust and to that portion of the property described in

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

The remaining property described in said Deed of Trust shall continue to be held by said Trustee under the terms thereof. As provided in said Deed of Trust this Partial Reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said Deed of Trust.

In Witness Whereof, Cow County Title Co. as Trustee, has caused its corporate name and seal to be affixed by its President, thereunto duly authorized

Dated: May 1, 2023

EXHIBIT "A"
LEGAL DESCRIPTION

Transaction 86129-Lin:

PARCEL ONE:

TOWNSHIP 4 SOUTH, RANGE 66 EAST, M.D.B. & M.

Section 24: The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4)

EXCEPTING THEREFROM all that portion of the Southeast Quarter (SE1/4) of Section 24, Township 4 South, Range 66 East, M.D.B. & M., lying West of State Highway No. 55.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 003-220-04

Transaction 86129-Lin:

PARCEL TWO:

That portion of Sections 25 and 26, Township 4 South, Range 66 East, M.D.B. & M., more particularly described as follows:

Parcels 3, 4 and 8 of that certain Parcel Map recorded November 18, 2005 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 147 as File No. 125536, Lincoln County, Nevada records.

EXCEPTING FROM any portion of said land situate within the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 25, Township 25, Township 4 South, Range 66 East, M.D.B. & M., all uranium, thorium, or other material which may be determined to be peculiarly essential to the production of fissionable material lying in and under said land as reserved by the United States of America, in Patent recorded June 22, 1959, in Book L-1 of Real Estate Deeds, page 209 as File No. 36712, Lincoln County, Nevada.

Also excepting the interest in the portion of said land conveyed to County of Lincoln, State of Nevada, by Deed recorded January 6, 1975 in Book 12 of Official Records, page 441 as File No. 55665, Lincoln County, Nevada records.

Excepting from all of the above described, any and all rights of way heretofore granted by the Grantors herein or their predecessors in interest to the Union Pacific Railroad Co., and its predecessors in interest and to the State of Nevada for highway purposes, which said rights of way are on file and of record in the Office of the County Recorder of said Lincoln County, Nevada.

Further excepting therefrom that portion of land conveyed to the State of Nevada by that certain Deed recorded August 11, 2009 in Book 250 of Official Records, page 137 as File No. 134098, Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 003-220-05, 003-220-06 and 003-220-07

Transaction 86129-Lin:

PARCEL THREE:

That portion of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and that portion of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 25, Township 4 South, Range 66 East, M.D.B.&M., more particularly described as follows:

Parcels 1, 2, 3, and 4 of that certain parcel map for Meadow Valley Properties recorded March 27, 1984 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 228 as File No. 79735, Lincoln County, Nevada records.

Together with an easement for access and utility purposes is described as follows:

Also including a parcel or strip of land forty (40) feet in total width being twenty (20) feet wide on each side of the surveyed center line of a road and utility easement from State Highway Engineers Station 421 + 67.07 on the center line of Nevada State Highway right of way No. 55 FAS Route 633 (Project S-633(1)) to the five acre parcel described in the above paragraphs; Said center line is more fully described as follows:

Beginning at Highway Engineer's Station 421 + 67.07 on the centerline of said Nevada State Highway Right of Way;

Thence along the center line of said Road and Utility Easement South 66°14' East, a distance of 283.35 feet to a point on a tangent curve;

Thence continuing along said easement center line being a curve to the right with a radius of 1,000.00 feet, through an angle of 4°49' and an arc distance of 84.07 feet to a point of tangency;

Thence continuing along said center line South 61°24' East, a distance of 227.15 feet to a point on a tangent curve;

Thence continuing along said center line being a curve to the right with a radius of 100.00 feet, through an arc angle of 50°28'30" and an arc distance of 88.10 feet to a point of tangency;

Thence continuing along said center line South 10°55'30" East, a distance of 38.44 feet to a point on a tangent curve;

Thence continuing along said center line being a curve to the right with a radius of 50.00 feet, through an angle of 72°45'30" and an arc distance of 63.49 feet to a point of tangency;

Thence continuing along said easement center line South 61°49' West a distance of 150.17 feet;

Except the interest in the portion of said land conveyed to County of Lincoln, State of Nevada, by Deed recorded January 6, 1975 in Book 12 of Official Records, page 441 as File No. 55665, Lincoln County, Nevada records.

Excepting from the entire of the above described any and all rights of way heretofore granted by the Grantors herein or their predecessors in interest to the Union Pacific Railroad Co., and its predecessors in interest and to the State of Nevada for highway purposes, which said rights of way are on file and of record in the Office of the County Recorder of said Lincoln County, Nevada.

The above legal description is a metes and bounds description and was obtained from a Deed, recorded March 4, 2005 in Book 197 of Official Records, page 334 as File No. 123887, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 003-220-10

Together with and including water rights, ditches, ditch shares, pipelines, flumes, wells and pumps, and incidentals that are located on, appurtenant to, used on, or used in association with the land described in Exhibit "A" attached hereto, which are limited to and more particularly described as:

Proof No. 01076, "Findings of Fact, Conclusion of Law, Judgement and Decree" dated June 9, 1999, Case No. 5706 in the Seventh Judicial District Court of the State of Nevada in and for the County of Lincoln, "In the Matter of Determination of the Relative Rights in and to the Waters of Camp Valley Creek, Eagle Valley Creek, Panaca Big Spring, Clover Valley Wash, Meadow Valley Wash and their tributaries in Lincoln and Clark Counties, Nevada", and also as appearing in the records of the Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer: 1.647 cfs and 329 acre-feet annually ("afa") from Meadow Valley Wash for irrigation, stockwater and domestic use on 65.8 acres of land, EXCEPTING AND RESERVING therefrom all but one hundred sixty-five and 50/100 (165.50) afa (0.8285 cubic feet per second);

Permit No. 9935, Certificate No. 2483, as appearing in the records of the Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer: 71.00 acre-feet seasonally ("afs") from Meadow Valley Wash for irrigation of 16.7 of land; and

Permit No. 10614, Certificate No. 3211, as appearing in the records of the Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer: 147.82 acre-feet seasonally ("afs") of groundwater for irrigation and domestic use on 40.80 acres of land from a well, EXCEPTING AND RESERVING therefrom all but ninety-six and 02/100 (96.02) afs (0.265 cubic feet per second).

Transaction 85229-Lin:

PARCEL FOUR:

A portion of Government Lot 1 in Section 19, Township 4 South, Range 67 East, M.D.B. & M., lying within the right of way of SR-317, more particularly described as follows:

Being a parcel or strip of land 40.00 feet in width, beginning at the intersection of the centerline of said SR-317 and the South lot line of said Government Lot 1 at Highway Engineer's Station "X" 1097+90.95 P.O.T., said point of beginning further described as bearing South 17°03'49" East, a distance of 1,389.08 feet from a 3.25 inch BLM brass cap on a 3 inch pipe accepted as being the Northwest corner of said Section 19, described as being a brass cap 3 inches in diameter, marked: "T4S R66E R67E S13|S18/S24|S19 1994" in the field notes as referenced in that certain Amended Record of Survey for Rainbow Canyon Ranch, LLC, recorded February 2, 2000 in Book B of Plats, page 284 as File No. 113940, Lincoln County, Nevada records;

Thence along said centerline to the point of ending at Highway Engineer's Station "X" 1100+15.00 P.O.T., said point of ending further described as bearing South 22°28'16" East, a distance of 1,201.07 feet from said Northwest corner of Section 19;

The Westerly boundary line of said parcel or strip of land shall be said "X" centerline of SR-317 and the Easterly boundary line shall be the Easterly right of way line of said SR-317.

The Easterly sideline of the above described parcel or strip of land is to be lengthened or shortened so as to begin on said South Government Lot line.

Said parcel or strip of land contains an are if 8.778 square feet (.020 of an acre), more or less.

EXCEPTING THEREFROM any and all water rights appurtenant to said land.

The Basis of Bearing for these descriptions is the Nevada State Plane Coordinate System, NAD 27/29 Datum, East Zone as determined by the State of Nevada, Department of Transportation.

Transaction 85229-Lin:

PARCEL FIVE:

A portion of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section 18, Township 4 South, Range 67 East, M.D.B. & M., lying within the right of way of SR-317, more particularly described as follows:

Being a parcel of strip of land 40.00 feet in width, beginning at a point on the centerline of said SR-317 at Highway Engineer's Station "X" 1158+25.00 P.O.T., said point of beginning further described as bearing South 59°40'30" East, a distance of 2,714.17 feet from a 3.25 inch aluminum cap on a 3 inch aluminum pipe accepted as being the Northwest corner of said Section 18, shown as a cap stamped "FONGER SURVEYING T4S S12|S7/S13|S18 R66E|R67E BLM 1993 MDBM 1989 RLS 4235 ELY, NV" as described in that certain Corner Record recorded October 14, 2015 in Book D of Plats, page 160 as File No. 148417, Lincoln County, Nevada records;

Thence along said centerline to the point of ending at Highway Engineer's Station "X" 1164+85.00 P.O.C., said point of ending further described as bearing South 67°30'45" East, a distance of 2,142.46 feet from said Northwest corner of Section 18;

The Westerly boundary line of said parcel or strip of land shall be said "X" centerline of SR-317 and the Easterly boundary line shall be the Easterly right of way line of said SR-317.

Said parcel or strip of land contains an area of 26,343 square feet (0.60 of an acre), more or less.

EXCEPTING THEREFROM any and all water rights appurtenant to said land.

The Basis of Bearing for these descriptions is the Nevada State Plane Coordinate System, NAD 27/29 Datum, East Zone as determined by the State of Nevada, Department of Transportation.

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 003-210-03 (ptns)

Transaction 86144:

PARCEL SIX:

PARCEL 1:

That portion of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 7, Township 4 South, Range 67 East, M.D.B.&M., more particularly described as follows:

Parcel 1 of that certain Parcel Map recorded November 18, 2010 in the Office of the County Recorder of Lincoln County, Nevada, in Book D of Plats, page 33 as File No. 136750, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 003-151-24

PARCEL 2:

TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. & M.

Section 7: Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4)

EXCEPTING FROM Section 7, Township 4 South, Range 67 East, that portion of said land heretofore conveyed by the following documents recorded in the Official Records of Lincoln County, Nevada:

1. Deed in favor of the Incorporated City of Caliente, recorded March 17, 1961 in Book L-1 of Real Estate Deeds, page 345 as File No. 37988;
2. Corrected Sales Deed in favor of the State of Nevada, Department of Transportation, recorded January 6, 1975 in Book 12 of Official Records, page 441 as File No. 55665;
3. Deed in favor of Lincoln County Post No. 23 American Legion, the Hugh Jacobson Post No. 7114, V.F.W., and Barracks No. 2287 Veterans of World War 1 of U.S.A., by Deed recorded March 17, 1961 in Book L-1 of Real Estate Deeds, page 346 as File No. 37989;
4. Deed in favor of Ronal Young and Betty Young, husband and wife, by Deed recorded January 30, 1956 in Book K-1 of Real Estate Deeds, page 356 as File No. 33022;
5. Deed in favor of the United States of America by Deed recorded July 26, 1963 in Book M-1 of Real Estate Deeds, page 163 as File No. 40560;
6. Deed in favor of Ronal Young, et ux, recorded September 3, 1969 in Book N-1 of Real Estate Deeds, page 440 as File No. 48237;
7. Deed in favor of the Board of Co. Commissioners, recorded May 27, 1936 in Book E-1 of Real Estate Deeds, pages 90 and 91 as File Nos. 11054 and 11055;
8. Deed in favor of the State of Nevada, recorded June 16, 1967 in Book N-1 of Real Estate Deeds, page 208 as File No. 45122

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 003-121-01

Together with and including water rights, ditches, ditch shares, pipelines, flumes, wells and pumps, and incidentals that are located on, appurtenant to, used on, or used in association with the above-described land, which are limited to and more particularly described as:

Permit No. 28934, Certificate No. 10491, as appearing in the records of the Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer: 5.34 acre-feet annually ("afa") (.008 cfs) for irrigation of 1.71 acres of land from a well; and

EXCEPTING AND RESERVING any and all other water, water rights and ditch shares, and any and all ditches, pipelines, flumes, wells and pumps that are not located physically on the above-described parcels of land.