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OFFICIAL RECORD
AMY ELMER, RECORDER

ASSESSOR'S PARCEL NUMBERS: 012-110-36 & 012-170-53 - PARCEL 1, 012-110-31 - PARCEL 2, 012-110-29 - PARCELS 3 4 & 5, 012-170-16 & -17 - PARCEL 6, 012-170-13 - PARCEL 7, 012-170-39 - PARCEL 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, 012-110-46 PARCEL 16, 012-010-02, 012-010-03 PARCEL 17

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 Modification of Deed of Trust dated October 1, 2018, executed by 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, AND SHANE R MATHEWS AND JENNY R MATHEWS, HUSBAND AND WIFE, JOINT TENANTS, AS TO PARCELS 13 AND 14 AND ROBERT MATHEWS AS TO PARCEL 15, and ROBERT J MATHEWS AND SHANE R MATHEWS AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP, AS TO PARCEL 16, AND SHANE MATHEWS AND JENNY MATHEWS, HUSBAND AND WIFE AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, AND SHANE R MATHEWS AND ROBERT J MATHEWS AND JENNY R MATHEWS, AND MATHEWS FARMS, as ("Grantor and Trustor"), and recorded October 11, 2018, as Entry Number 2018-155291, Pgs=12 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 Modification of Deed of Trust, which Trust Deed covers real property situated in Lincoln County, Nevada.

Described as follows:

See Attached Exhibit "A"

Which has the address of: Not Addressed

Assessor's Parcel Numbers: See Attached Exhibit "A"

Dated: July 12, 2023

STATE BANK OF SOUTHERN UTAH (Trustee)


By: Wade Kleinman

Title: Senior Vice President

STATE OF UTAH

COUNTY OF Iron

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On 12 day of July, 2023 personally appeared before me, Wade Kleinman, who being by me duly sworn, did say that he is the Senior 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 Wade Kleinman acknowledged to me that said Corporation executed the same.


Notary Public

My Commission Expires: 9/4/24
Residing at Iron County

Loan # 785832

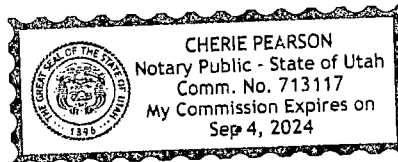


EXHIBIT "A"

THIS EXHIBIT IS ATTACHED TO AND MADE A PART OF THAT CERTAIN MODIFICATION OF DEED OF TRUST DATED OCTOBER 1st, 2018 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, AND SHANE R MATHEWS AND JENNY R MATHEWS, HUSBAND AND WIFE, JOINT TENANTS, AS TO PARCELS 13 AND 14 AND ROBERT MATHEWS AS TO PARCEL 15, and ROBERT J MATHEWS AND SHANE R MATHEWS AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP, AS TO PARCEL 16, AND SHANE MATHEWS AND JENNY MATHEWS, HUSBAND AND WIFE AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, AND SHANE R MATHEWS AND ROBERT J MATHEWS AND JENNY R MATHEWS, AND MATHEWS FARMS, AS GRANTOR AND 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 82°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.

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

PERMIT #16435
PERMIT #16912

IN ADDITION TO THE PROPERTY DESCRIBED ABOVE, TRUSTOR SHALL GRANT TO TRUSTEE THE FOLLOWING DESCRIBED PROPERTY:

Parcel 16

PROPERTY DESCRIPTION:

Approximately 73.26 acres of land near Bullionville, Nevada more specifically described as Parcel 2, Parcel Map for N. Peter Horlacher, Book D, Page 232, Lincoln County Recorder's Document No. 0151739, recorded May 9, 2017.

WATER RIGHTS:

Approximately 265 acre feet annually of underground water right more specifically described as any and all interest to, and title in Water Rights Permits 58577, 58578, and 58579; Certificates 17735, 17736, and 17737, respectively; as contained in that certain document entitled Quitclaim Deed (3-pages) filed in the Lincoln County Recorder's Office as Document No. 0141150, recorded May 4, 2012. The previously described water right interest for N. Peter Horlacher is 50% of the total associated with the said permit and certificate numbers as described in the referenced quitclaim deed.

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

Also,

ALL WATER APPURTENANT TO THIS OR OTHER PROPERTY, INCLUDING WATER DESCRIBED FROM THE FOLLOWING WATER RIGHT:
V06519

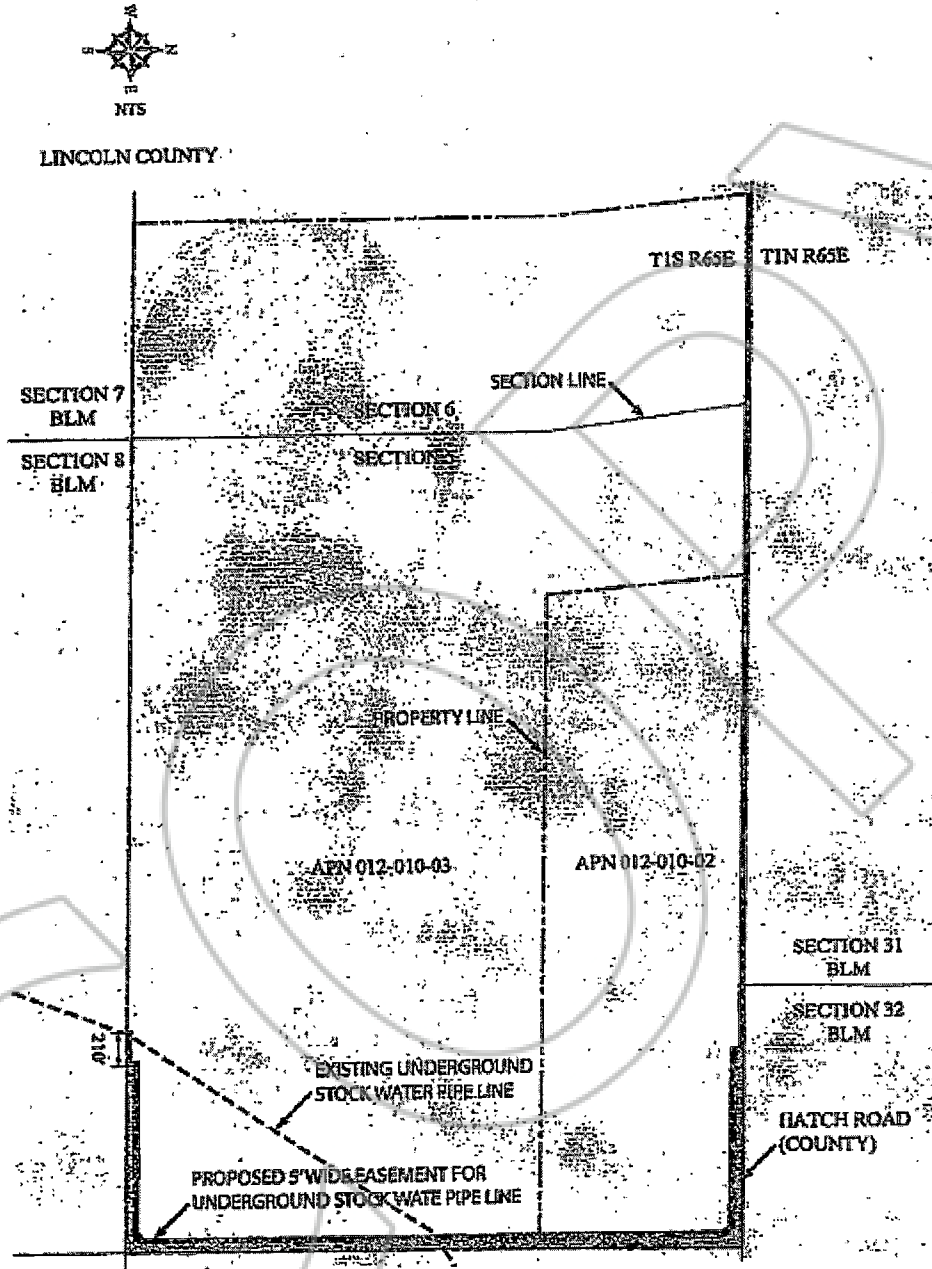
An Easement described as follows:

A non-exclusive, perpetual and permanent easement and right to construct, operate, repair, remove and maintain underground water conveying 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 quarter (NE1/4) and the northwest quarter (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 6 T1S, 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.

EXHIBIT "A"



ASSESSOR'S PARCEL NUMBERS: 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, 012-110-46 - Parcel 16, 012-010-02, 012-010-03 - Parcel 17