

## STATE OF NEVADA

Loan No. 212119

## Federal Land Bank of Berkeley Deed of Trust

THIS DEED OF TRUST, made October 28, 1975 between

RONALD G. CHANEY AND SANDRA L. CHANEY, his wife:

herein called Grantor, THE FEDERAL LAND BANK OF BERKELEY, a corporation, Trustee, and THE FEDERAL LAND BANK of BERKELEY, a corporation, Berkeley, California, Beneficiary;

WITNESSETH: That Grantor hereby grants unto said Trustee, with power of sale, the following-described real property in Eureka County, Nevada:

PARCEL I

TOWNSHIP 21  $\frac{1}{2}$  North, Range 54 East, M.D.B.6M.  
Section 34: Lots 3 and 4; S $\frac{1}{2}$ NW $\frac{1}{2}$ ; SW $\frac{1}{2}$

EXCEPTING therefrom all oil and gas as reserved in Patent executed by United States of America.

PARCEL II

TOWNSHIP 21 North, Range 54 East, M.D.B.6M.  
Section 4: Lots 1, 2, 3 and 4 (N $\frac{1}{2}$ N $\frac{1}{2}$ ); S $\frac{1}{2}$ N $\frac{1}{2}$

EXCEPTING THEREFROM, all coal and other minerals as reserved in Patent from United States of America to William A. Jones recorded January 24, 1956 in Book 24 of Deeds at page 501, Eureka County, Nevada, records.

Containing 607.28 acres, more or less.

TOGETHER WITH the right to pump 4.0 c.f.s. of water from a well located in the SW $\frac{1}{2}$  of the SW $\frac{1}{2}$  of Section 34, Township 21 $\frac{1}{2}$  North, Range 54 East, M.D.B.6M. for irrigation of 205,718 acres of the above described land, evidenced by Certificate of Appropriation of Water No. 8527 (application No. 28956) issued to Ronald C. Chaney by the Nevada State Engineer.

TOGETHER WITH all of Grantor's existing and future rights, however evidenced, to the use of water for irrigating said lands and for domestic and stock watering uses, including ditches, laterals, conduits, and rights of way used to convey such water or to drain said land, all of which rights are hereby made appurtenant to said land, and all pumping plants now or hereafter used in connection therewith, and all wind machines used on said land, which pumping plants and wind machines are hereby declared to be fixtures; all grazing leases, permits, and licenses used with said land; all tenements, hereditaments, easements, rights of way, and appurtenances to said land, and the rents, issues, and profits thereof;

As security for the payment of: (a) \$ 58,500.00 with interest as prescribed in Grantor's promissory note of even date herewith, payable to Beneficiary at its office at Berkeley, California, as follows: on

on December 1, 1975

plus interest

all interest then accrued, and, every 12 months thereafter, principal in consecutive installments of \$ 7,257.44 each, until paid in full; (b) all other obligations under said note; (c) any additional money Beneficiary may hereafter loan to Grantor, his successors or any of them, as advance(s) hereunder, with interest as prescribed in the note(s) evidencing such advance(s); (d) all renewals, reamortizations, and extensions of the indebtedness evidenced by said note(s) secured hereby; (e) all money advanced to any receiver of the premises described herein; (f) all other money that may be advanced under provisions hereinafter recited in this deed of trust.

The promissory note(s) evidencing the indebtedness secured by this deed of trust contains a provision whereby the rates of interest on the unmatured principal portion of the indebtedness and on items in default are subject to change whenever the new loan interest rate of the Beneficiary is either increased or decreased.

As additional security, Grantor assigns, without obligation on Beneficiary to effect collection, all damages, royalties, rentals, and other revenue from all present and future oil, gas, and mineral leases, and rights affecting said premises, and all money payable to Grantor in the event of cancellation of any grazing leases, permits, or licenses, used with said land; and pledges

Upon Grantor's default or breach, all stock and contracts then pledged may be sold with the land, at public or private sale, without demand for performance and without notice of such sale to Grantor or any person;

Grantor covenants and agrees that:

- (1) Each Grantor is jointly and severally liable for all obligations secured hereby, which obligations shall extend to and bind the heirs, executors, administrators, successors, and assigns of each Grantor;
- (2) Acceptance by Beneficiary of any payment shall not operate as a waiver of any prior default;
- (3) Releases from personal liability shall not affect the personal liability of any person not specifically released;

(4) All condemnation awards and damages shall be paid to the Beneficiary to be applied on the indebtedness secured hereby;

(5) Grantor will comply with the Farm Credit Act of 1971 and Federal Reclamation Act, and will care for the security in a farmer-like manner at Grantor's expense;

(6) Upon Grantor's default or breach, Beneficiary may take possession of said premises with all rights of mortgagee in possession or have a receiver appointed and may, at its option, accelerate the maturity of the indebtedness.

(7) This instrument is given and accepted upon the express provision that in the event the herein-described property, or any part thereof, or any interest therein, is sold, conveyed, or alienated by the Grantor, or by operation of law or otherwise, except by inheritance, all obligations secured by this instrument, irrespective of the maturity dates expressed herein, at the option of the holder hereof, and without demand or notice, shall immediately become due and payable. Failure to exercise such option shall not constitute a waiver of the right to exercise this option in the event of subsequent sale, agreement to sell, conveyance, or alienation. Subsequent acceptance of any payment hereunder by Beneficiary shall not be deemed a waiver of any default by Grantor, or any sale, agreement to sell, conveyance, or alienation, regardless of Beneficiary's knowledge of such default, sale, agreement to sell, conveyance, or alienation at the time of acceptance of such payment.

The following covenants, Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9 of section 2 of an act entitled "An act relating to transfers in trust of estates in real property to secure the performance of an obligation or the payment of a debt, and to provide that certain covenants, agreements, obligations, rights and remedies thereunder may be adopted by reference, and other matters relating thereto," approved March 29, 1927, are hereby adopted and made a part of this deed of trust. Covenant No. 1 shall also apply to stock, contracts, and rights pledged herein. Covenant No. 2, in the amount required by Beneficiary, and the amount collected under any fire or other insurance policy, may be applied by Beneficiary upon any indebtedness secured hereby, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Grantor. Such application or release shall not cure or waive any default or notice of default hereunder, or invalidate any act done pursuant to such notice. Covenant No. 3 shall include bankruptcy proceedings. Covenant No. 4: Money so expended plus interest accrued thereon shall be secured hereby; the rate of interest being subject to change in accordance with Beneficiary's variable interest rate plan. Covenant No. 5: Trustee may make full or partial reconveyances to "the person or persons legally entitled thereto." All recitals therein shall be conclusive. Covenant No. 6: Attorney may represent Trustee at sale and security may be sold in one parcel. Covenant No. 7: 2%, \$100 minimum. Covenant No. 9: Conveyance to new trustees shall not be necessary, and said resolution may refer in general terms to all deeds of trust held by Beneficiary, which shall include this deed of trust, and, upon recordation, shall be conclusive proof of proper change.

Executed the date first hereinabove written.

Address P.O. Box 205  
Eureka, Nevada 89316  
P.O. Box 205  
Eureka, Nevada 89316

*Ronald C. Chaney*  
 Ronald C. Chaney  
*Sandra L. Chaney*  
 Sandra L. Chaney

STATE OF NEVADA  
 COUNTY OF ELKO

On this 12th day of November, in the year 1975, before me, DORIS A. BARONE, a notary public in and for said county and State, personally appeared RONALD C. CHANEY and SANDRA L. CHANEY, his wife

known to me to be the person... described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)  **DORIS A. BARONE**  
 Notary Public - State of Nevada  
 Elko County, Nevada  
 Commission Expires Sept. 24, 1977

*Doris A. Barone*  
 Notary Public in and for Elko  
 County, State of Nevada.

My commission will expire:

RECORDED AT THE REQUEST OF First American Title Co. Nevada  
 on November 26, 1975 at 57 mins. past 10 A.M.  
 Book 53 of OFFICIAL RECORDS, page 203-204 RECORDS OF  
 EUREKA COUNTY, NEVADA. WILLIS A. DETAOLI Recorder  
 File No. 60686 Fee \$ 4.00

SPACE BELOW FOR RECORDERS USE ONLY

THIS SPACE FOR LAND BANK USE ONLY

When recorded please return to  
 THE FEDERAL LAND BANK OF BERKELEY  
 P.O. Box 325  
 Berkeley, California 94701

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