

DEED OF TRUST

THIS DEED OF TRUST, made and entered into as of this 1st day of FEBRUARY, 1980, by and between T LAZY S RANCH, a general partnership, TRUSTOR; FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, TRUSTEE; and CHARLES B. THORNTON and FLORA L. THORNTON, BENEFICIARIES,

W I T N E S S E T H:

THAT WHEREAS, the said Trustor is indebted to the said Beneficiaries, CHARLES B. THORNTON and FLORA L. THORNTON, in the sum of TWO MILLION FIVE HUNDRED SEVENTY-THREE THOUSAND SEVEN HUNDRED SEVENTY-FIVE DOLLARS (\$2,573,775.00), lawful money of the United States, and has agreed to pay the same according to the terms and tenor of a Promissory Note of even date herewith, and made, executed and delivered by said Trustor to said Beneficiaries,

NOW, THEREFORE, the said Trustor, for the purpose of securing the payment of said Promissory Note, and also the payment of all monies herein agreed or provided to be paid by the said Trustor, or which may be paid out or advanced by the said Beneficiaries or Trustee under the provisions of this instrument, with interest in each case, does hereby grant, bargain, sell, convey and confirm unto the said Trustee all of the right, title and interest, claim and demand, as well in law as in equity, which the said Trustor may now have or may hereafter acquire of, in or to the following described real property situate in the Counties of Elko, Eureka and Lander, State of Nevada, and being more particularly described as follows, to wit:

LEGAL DESCRIPTION BEGINS ON PAGE TWO

BOOK 79 PAGE 33

LEGAL DESCRIPTION

Township 32 North, Range 46 East, MDB&M

- Section 1: N1/2
2: N1/2
3: North 59/80 thereof
4: All that part thereof bounded as follows:
Commencing at the Northwest corner thereof, running thence Southerly along the Westerly boundary thereof 47 chains; thence East 20 chains; thence South 64° East 27.45 chains to a point on a line 21 chains North of the South boundary thereof; thence East to the East boundary thereof; thence North along said East boundary 59 chains to the Northeast corner thereof; thence West along the North boundary thereof 80 chains to the point of commencement; EXCEPTING therefrom Lots 3 and 4.
Section 5: North 47/80 thereof

Township 33 North, Range 46 East, MDB&M

- Section 25: SE1/4; all of Lot 8 of the NE1/4 and that part of Lots 1, 2 and 7 of NE1/4 lying Easterly and Southeasterly of the following described line:
Commencing at the South quarter corner of said Section 25, thence Northerly along the East line of the SW1/4 of said Section 25 a distance of 493.70 feet; thence North $36^{\circ}16'$ West 2205.80 feet; thence North $46^{\circ}22'$ East 1796 feet, more or less, to a point of intersection with the West line of NE1/4 of said Section 25, said point being the actual point of beginning of the line to be described; thence continuing North $46^{\circ}22'$ East 1712 feet; thence North $28^{\circ}30'$ East 689.50 feet, more or less, to a point of intersection with the North line of the NE1/4 of said Section 25;

ALSO all that part of the SW1/4 of Section 25 lying Easterly and Northeasterly of

Township 33 North, Range 46 East, MDB&M (Continued)

Section 25: the following described line:
(Cont.) Commencing at the South quarter corner of said Section 25, thence Northerly along the East line of the SW1/4 of said Section 25 a distance of 493.70 feet to the actual point of beginning of the line to be described; thence North $36^{\circ}16'$ West 2205.80 feet; thence North $46^{\circ}22'$ East 572.30 feet, more or less, to a point of intersection with the North line of the SW1/4 of said Section 25;

ALSO all that portion of Lot 6 of Section 25, lying Southeasterly of the following described line:

Beginning at a point in the West line of said Section 25, distant North thereon 732.30 feet from the Southwest corner thereof; thence North $40^{\circ}20'$ East, 2,443 feet; thence North $45^{\circ}34'$ East, 3,152.50 feet; thence North $27^{\circ}53'$ East, 362 feet, to a point in the North line of said Section 25 distant 1,196 feet west of the Northeast corner.

Section 33: SE1/4
34: S1/2
35: All
36: All

Township 32 North, Range 47 East, MDB&M

Section 1: N1/2
2: All
3: All
4: All
5: All
6: N1/2

Township 33 North, Range 47 East, MDB&M

Section 1: All
2: All
3: SE1/4
9: S1/2; all that part of NE1/4 of Section 9

Township 33 North, Range 47 East, MDB&M (Continued)

Section 9: lying Southeasterly of the following
(Cont.) described line:

Commencing at the Southwest corner of said Section, thence South $89^{\circ}54'$ East, 518 feet; thence North $45^{\circ}30'$ East 3759.10 feet, more or less, to a point of intersection with the South line of the NE1/4 of said Section and the actual point of beginning of the line to be described; thence from said point continuing North $45^{\circ}30'$ East 2894.20 feet more or less, to a point of intersection with the East line of the NE1/4 of said Section.

Section 10: All

11: All

12: All

13: All

14: All

15: All

16: All

17: S1/2; all that part of the NE1/4 of said Section lying Southeasterly of the following described line:

Commencing at a point on the East line of the NE1/4 of said Section, that is distant Southerly thereon 667.50 feet from the Northeast corner of said Section; thence South $38^{\circ}51'$ West 1400 feet; thence South $63^{\circ}15'$ West 1960 feet, more or less, to a point of intersection with the South line of the NE1/4 of said Section.

Section 18: E1/2SE1/4; SW1/4SE1/4

19: E1/2; SW1/4;

ALSO, all that portion of the NE1/4 of Section 19 lying Southeasterly of the following described line:

Beginning at a point in the west line of said Section 19 distant south thereon, 354.90 feet from the west quarter corner thereof; thence North $27^{\circ}53'$ East, 974.60 feet; thence North $44^{\circ}02'$ East, 2,992 feet to a point in the east line of said Northwest quarter.

Section 20: All

21: All

Township 33 North, Range 47 East, MDB&M (Continued)

Section 22: All
23: All
24: All
25: All
26: All
27: All
28: All
29: All
30: All
31: All
32: All
33: All
34: All
35: All
36: All

Township 34 North, Range 47 East, MDB&M

Section 25: SE1/4; all that part of the SE1/4NE1/4 of said Section lying Southeasterly of the following described line:
Commencing at a point on the East line of the NE1/4 of said Section, that is distant Southerly thereon 1690.20 feet from the Northeast corner of said Section; thence South 44°00' West 1320.30 feet, more or less, to a point of intersection with the South line of the NE1/4 of said Section;

ALSO all that part of the SE1/4SW1/4 of said Section lying Southeasterly of the following described line:
Commencing at the Northeast corner of said Section, thence Southerly along the East line of the NE1/4 of said Section a distance of 1,690.20 feet; thence South 44°00' West 3762.80 feet, more or less, to a point of intersection with the East line of the SW1/4 of said Section and the actual point of beginning of the line to be described; thence from said point, continuing South 44°00' West 1253 feet, more or less, to a point of intersection with the South line of the SW1/4 of said Section.

Township 34 North, Range 47 East, MDB&M (Continued)

Section 35: SE1/4; all that part of the SE1/4SW1/4 of said Section lying Southeasterly of the following described line:
Commencing at a point on the South line of the SW1/4 of said Section that is distant Easterly thereon 1801.80 feet from the Southwest corner of said Section; thence North 44°30' East 1251.60 feet, more or less, to a point of intersection with the East line of the SW1/4 of said Section;

ALSO all that part of the SE1/4NE1/4 of said Section lying Southeasterly of the following described line:
Commencing at the Southwest corner of said Section, thence Easterly along the South line of the SW1/4 of said Section a distance of 1801.80 feet; thence North 44°30' East 3758.80 feet, more or less, to a point of intersection with the South line of the NE1/4 of said Section and the actual point of beginning of the line to be described; thence from said point continuing North 44°30' East 1255.40 feet, more or less, to a point of intersection with the East line of the NE1/4 of said Section 35.

Section 36: All

Township 32 North, Range 48 East, MDB&M

Section 6: N1/2NW1/4

Township 33 North, Range 48 East, MDB&M

Section 1: All
2: All
3: All
4: All
5: All
6: All
7: All
8: All
9: All
10: All

Township 33 North, Range 48 East, MDB&M (Continued)

- Section 11: All
12: All
15: All
16: All
17: All
18: All
19: All
20: All
21: All
22: All
27: All that portion thereof situate, lying and being on the Northerly side of the Western Pacific Railroad Company's right of way as the same now crosses said Section
28: All
29: All
30: All
31: All
32: N1/2; N1/2S1/2
33: All that portion of the NW1/4 situate, lying and being on the Northerly side of the Southern Pacific Railroad Company's (also known as Central Pacific Railway Company) right of way, as the same now crosses said Section;

ALSO all that portion of Lot 2 of Section 33 lying Northwesterly of the land of the Southern Pacific Transportation Company as reserved in Deed executed by Southern Pacific Transportation Company recorded July 20, 1971, in Book 39, Official Records, page 498, Eureka County, Nevada.

Township 34 North, Range 48 East, MDB&M

- Section 1: All
2: All
3: NE1/4; S1/2
9: NE1/4; S1/2
10: NE1/4; SW1/4; E1/2NW1/4; SW1/4NW1/4; NW1/4NW1/4; SE1/4
11: All
12: W1/2NE1/4; W1/2; NW1/4SE1/4; E1/2E1/2; SW1/4SE1/4

Township 34 North, Range 48 East, MDB&M (Continued)

Section 13: All
14: All
15: All
16: All
17: S1/2; NE1/4; E1/2NW1/4
19: NE1/4; S1/2
20: SE1/4; NE1/4; SW1/4; S1/2NW1/4
21: All
22: All
23: All
24: All
25: All
26: All
27: All
28: All
29: All
30: E1/2; SW1/4; S1/2NW1/4; NE1/4NW1/4
31: All
32: All
33: All
34: All
35: All
36: All

Township 35 North, Range 48 East, MDB&M

Section 24: Lots 1, 2, 7; S1/2NE1/4; E1/2SW1/4; SE1/4
25: All
26: Lot 1; SE1/4NE1/4; SE1/4
35: All
36: All

Township 32 North, Range 49 East, MDB&M

Section 1: All
3: All
5: That portion Northeasterly of the highway
formerly known as U.S. Highway No. 40
9: That portion Northeasterly of the highway
formerly known as U.S. Highway No. 40
11: That portion Northeasterly of the highway
formerly known as U.S. Highway No. 40

Township 33 North, Range 49 East, MDB&M

Section 1: E1/2

Township 33 North, Range 49 East, MDB&M (Continued)

Section 5: W1/2
6: All
7: All
12: E1/2
13: E1/2
18: All
19: All
20: All
24: All
25: All
26: S1/2
29: All
30: Lots 1, 2; E1/2; E1/2W1/2
31: That portion Northeasterly of the highway
formerly known as U.S. Highway No. 40
32: All (716.14 acres)
35: All
36: All

Township 34 North, Range 49 East, MDB&M

Section 1: All
2: All
3: All
4: All
5: All
6: All
7: All
8: All
9: All
10: All
11: All
12: All
13: All
14: All
15: All
16: All
17: All
18: All
19: All
20: All
21: All
22: All
23: All
24: All

Township 34 North, Range 49 East, MDB&M (Continued)

Section 25: All
26: All
27: All
28: All
29: All
30: All
31: All
32: All
33: All
34: All
35: All
36: All

Township 35 North, Range 49 East, MDB&M

Section 3: All
5: All
7: All
8: SE1/4
9: All
10: S1/2
11: All
12: S1/2
13: All
14: All
15: All
16: All
17: All
18: S1/2
19: All
20: All
21: All
22: All
23: All
24: All
25: All
26: All
27: All
28: All
29: All
30: All
31: All
32: All
33: All
34: All
35: All
36: All

Township 36 North, Range 49 East, MDB&M

Section 2: W1/2NE1/4; SE1/4NW1/4; N1/2SW1/4;
SW1/4SW1/4; NW1/4SE1/4
3: SE1/4
10: E1/2W1/2; NW1/4NE1/4
11: S1/2SE1/4
12: E1/2NE1/4; SW1/4NE1/4; N1/2SW1/4; SW1/4SW1/4;
NW1/4SE1/4
13: SW1/4SE1/4; SE1/4SW1/4
14: E1/2W1/2; NW1/4NE1/4
15: E1/2NW1/4; SW1/4
21: E1/2
22: N1/2NW1/4; SW1/4NW1/4; S1/2SE1/4
23: SW1/4; E1/2NW1/4; N1/2SE1/4; SE1/4NE1/4
24: SW1/4NW1/4; N1/2N1/2
27: All
29: E1/2
33: All
34: E1/2SW1/4
35: N1/2; SW1/4

Township 37 North, Range 49 East, MDB&M

Section 35: N1/2SE1/4; SW1/4SE1/4

Township 32 North, Range 50 East, MDB&M

Section 1: N1/2; SW1/4
3: All
5: All
7: That portion North of the highway formerly
known as U.S. Highway No. 40
9: All
11: All
15: That portion Northwesterly of the highway
formerly known as U.S. Highway No. 40
17: That portion Northeasterly of the highway
formerly known as U.S. Highway No. 40

Township 33 North, Range 50 East, MDB&M

Section 1: All
3: All
5: All
7: All
9: All
11: All

Township 33 North, Range 50 East, MDB&M (Continued)

Section 13: All
15: All
16: Lot 4; S1/2SE1/4
17: All
18: S1/2NE1/4; NW1/4NE1/4; N1/2NW1/4; SE1/4NW1/4
19: All
21: All
22: N1/2N1/2
23: All
25: All
27: All
29: All
31: All
33: All
34: SW1/4NW1/4; NW1/4SW1/4
35: All

Township 34 North, Range 50 East, MDB&M

Section 3: N1/2; SW1/4; N1/2SE1/4
5: All
7: All
9: All
11: All
15: All
17: All
19: All
21: All
23: All
27: All
29: All
31: All
33: All
35: All

Township 35 North, Range 50 East, MDB&M

Section 3: All
5: All
9: W1/2; NE1/4; N1/2SE1/4; SW1/4SE1/4;
N1/2SE1/4SE1/4
13: E1/2; S1/2NW1/4; SW1/4
15: E1/2; N1/2NW1/4; SE1/4NW1/4; E1/2SW1/4NW1/4;
SW1/4
17: All

Township 35 North, Range 50 East, MDB&M (Continued)

Section 21: All
23: All
25: All
27: W1/2; NE1/4NE1/4; S1/2NE1/4; NW1/4SE1/4;
S1/2SE1/4
29: All
33: All
35: All

Township 36 North, Range 50 East, MDB&M

Section 3: W1/2
4: All
5: All
6: All
7: NE1/4; NW1/4; N1/2SE1/4
8: NE1/4; NW1/4; N1/2S1/2
9: All
10: W1/2
15: W1/2
16: All
17: S1/2S1/2
18: S1/2SE1/4
19: N1/2NE1/4; SE1/4NE1/4; NW1/4; NE1/4SW1/4;
SE1/4; Lots 3 and 4; SW1/4NE1/4; SE1/4SW1/4
(All)
20: W1/2SW1/4
21: N1/2; SE1/4
22: All
27: All
28: NE1/4; N1/2NW1/4; S1/2
29: S1/2
30: E1/2NE1/4; NE1/4SE1/4
31: All
32: All
33: All
34: Lots 1, 2, 5, 6, 7, 8, 9, 10, 11; W1/2

TOWNSHIP 37 North, Range 50 East, MDB&M

Section 27: SW1/4SW1/4
31: S1/2
32: NW1/4SW1/4; S1/2SW1/4; NE1/4SE1/4; S1/2SE1/4
33: NE1/4NE1/4; SW1/4NE1/4; SE1/4NE1/4; S1/2NW1/4
SW1/4; SW1/4SE1/4; N1/2SE1/4; SE1/4SE1/4
34: NW1/4NW1/4; SW1/4NW1/4; SE1/4NW1/4; SW1/4

Township 31 North, Range 51 East, MDB&M

- Section 3: That part lying Northwesterly of a line parallel with and 200 feet distant Northwesterly from the center line of Central Pacific Railway Company's Railroad as now constructed
- 9: That part of SE1/4 North of a line parallel with and 100 feet distant Northerly of central line of Western Pacific Railway Company's railroad as now constructed

Township 34 North, Range 51 East, MDB&M

- Section 1: That portion Northwest of the 1946 drift fence and West of the present North Simon's (also known as Simond's) pasture fence
- 2: Lot 1; S1/2NE1/4; E1/2SW1/4; W1/2SE1/4; that portion of E1/2SE1/4 to the West and outside of Simon's field fence as now constructed
- 3: All
- 4: N1/2NE1/4; SE1/4NE1/4
- 5: All
- 6: W1/2NE1/4
- 7: All
- 9: All
- 10: S1/2NE1/4; NW1/4; E1/2SW1/4; N1/2SE1/4; that portion of the S1/2SE1/4 lying Northwesterly of and outside of the Simond's (also called Simon's) fence as now constructed
- 11: All that portion lying West of Simon's field fence as now constructed, except the SW1/4SW1/4
- 15: W1/2; that portion of the W1/2E1/2 lying Westerly of and outside of Simond's (also called Simon's) field fence as now constructed
- 17: All
- 19: All
- 21: All
- 22: S1/2NE1/4; N1/2SE1/4; SE1/4SE1/4; that portion of N1/2NE1/4 Southwesterly of the new drift fence as constructed in 1946
- 23: That portion of the W1/2SW1/4 lying

Township 34 North, Range 51 East, MDB&M (Continued)

- Section 23: Southwesterly of the Northeasterly rim
(Cont.) of Maggie Creek Canyon
- 25: That portion Southwesterly of the drift
fence as now constructed in 1946
- 26: SE1/4NW1/4; that portion of the S1/2NE1/4;
NW1/4NE1/4; NE1/4NW1/4, South and West
of the Northeast rim of Maggie Creek
Canyon
- 27: NW1/4
- 28: W1/2NW1/4; SE1/4NW1/4; E1/2SW1/4; SW1/4SW1/4
- 29: All
- 30: S1/2SE1/4
- 31: All
- 32: NW1/4; NW1/4NE1/4; SE1/4NE1/4; N1/2SE1/4;
SW1/4SE1/4
- 33: W1/2
- 35: Lots 1, 2, 4, 5, 7, 8, 9, 10, 11;
E1/2NW1/4SW1/4; NE1/4SW1/4; NW1/4NE1/4;
E1/2SW1/4NE1/4; E1/2NE1/4NW1/4; NW1/4SE1/4
(522.36 acres)
- 36: NE1/4NW1/4; SW1/4NE1/4; that portion of
NW1/4NE1/4 South and West of the new
drift fence as now constructed

Township 35 North, Range 51 East, MDB&M

- Section 1: All
- 2: All
- 3: All
- 4: N1/2; NE1/4SW1/4; SE1/4
- 5: All
- 7: All
- 9: All
- 10: NW1/4NE1/4; S1/2NE1/4; N1/2NW1/4; SE1/4NW1/4;
NE1/4SW1/4; SE1/4
- 11: All
- 12: All
- 13: All
- 14: NE1/4; NW1/4; NE1/4SW1/4; N1/2SE1/4;
SE1/4SE1/4
- 15: All
- 16: SW1/4NW1/4; N1/2SW1/4; SE1/4SW1/4; NW1/4SE1/4
S1/2SE1/4
- 17: S1/2
- 18: S1/2NE1/4

Township 35 North, Range 51 East, MDB&M (Continued)

- Section 19: All
- 21: All
- 23: All
- 24: All
- 25: N1/2; SW1/4; N1/2SE1/4; SW1/4SE1/4; all that portion of SE1/4SE1/4 West of new drift fence constructed in 1946
- 27: All
- 29: All
- 31: All
- 33: All
- 35: All
- 36: NW1/4; N1/2SW1/4; SW1/4SW1/4; that portion of the NE1/4; NW1/4SE1/4; and SE1/4SW1/4 West of new drift fence constructed in 1946

Township 36 North, Range 51 East, MDB&M

- Section 2: SW1/4NW1/4; NW1/4SW1/4; S1/2SW1/4; W1/2SE1/4
- 3: S1/2NE1/4; NW1/4NE1/4
- 4: SW1/4SW1/4
- 5: SW1/4NE1/4; N1/2NW1/4; SE1/4NW1/4; NW1/4SE1/4; SE1/4SE1/4
- 9: W1/2NW1/4; N1/2SW1/4; SE1/4SW1/4; SW1/4SE1/4
- 10: N1/2NE1/4; SE1/4NE1/4; NE1/4NW1/4; S1/2NW1/2; NE1/4SW1/4; N1/2SE1/4
- 11: All
- 12: All, excepting that portion of the N1/2 lying Northeasterly of a line beginning at the quarter corner on the East boundary of Section 12, running thence North 63° 26' West to the Northwest corner of said Section
- 13: All
- 14: All
- 15: E1/2NE1/4; SW1/4NE1/4; S1/2
- 16: NE1/4; NE1/4SE1/4
- 17: NW1/4SW1/4; S1/2SW1/4
- 18: SW1/4NE1/4; E1/2NW1/4; N1/2SE1/4
- 19: W1/2NW1/4; SE1/4NW1/4; SW1/4; SW1/4SE1/4
- 20: NE1/4; NE1/4NW1/4; N1/2SE1/4; SE1/4SE1/4
- 21: SW1/4NW1/4; W1/2SW1/4
- 22: E1/2; E1/2NW1/4; NE1/4SW1/4
- 23: All

Township 36 North, Range 51 East, MDB&M (Continued)

Section 24: All
25: All
26: All
27: All
28: All
30: W1/2; W1/2E1/2; SE1/4SE1/4
31: All
32: All
33: All
34: All
35: All
36: All

Township 35 North, Range 52 East, MDB&M

Section 5: That portion of the W1/2W1/2 lying West of the Coyote field fence as now constructed
6: Lot 7; N1/2; N1/2SW1/4; SE1/4SW1/4; N1/2SE1/4; SW1/4SE1/4; that portion of SE1/4SE1/4 lying West of Coyote field fence as now constructed
7: NW1/4; N1/2SW1/4; that portion of the E1/2 and SE1/4SW1/4 lying West of and inside the Coyote field fence as now constructed; that portion of the S1/2SW1/4 lying Southwesterly of the drift fence constructed in 1946
18: That portion of the W1/2NW1/4 and SW1/4 lying West of the new drift fence constructed in 1946
19: W1/2; that portion of E1/2 lying West of new drift fence constructed in 1946
30: That portion of the NW1/4; N1/2SW1/4 and Lot 4 lying West of new drift fence constructed in 1946

Township 36 North, Range 52 East, MDB&M

Section 31: All that portion of the SW1/4 lying in the Coyote field and Southwesterly of a fence now constructed and more particularly described as follows:
Beginning at a point in the South boundary of Section 31, Township 36 North, Range 51

Township 36 North, Range 52 East, MDB&M (Continued)

Section 31: East, MDB&M, whence a corner marked for (Cont.) the closing corner of Section 1, Township 35 North, Range 51 East, MDB&M, and Section 6, Township 35 North, Range 52 East, MDB&M, bears West 1044 feet; thence North $50^{\circ}54'$ West 3677.60 feet to its intersection with the West line of Section 31, the end.

(The boundaries of said "Coyote Field Fences" and the boundaries of the "Simon's Field Fences" referred to in the foregoing description, are delineated upon cultural maps on file with the County Clerk of the County of Humboldt, State of Nevada, in that certain Action No. 2804, In the Sixth Judicial District Court of the State of Nevada, In and For the County of Humboldt, and entitled "In the Matter of the Determination of the Relative Rights of Claimants and Appropriators of the Waters of the Humboldt River Stream System and Tributaries".)

(The said drift fence referred to in the foregoing description and referred to as "drift fence constructed in 1946" consists of three segments of fence, the locations of which are more particularly described as follows:

Description of Simon's fence, also known as Simond's field, to Coyote field:

Beginning at point where new fence joins North end of Simon's field, whence the corner common to Sections 1 and 2, Township 34 North, Range 51 East, MDB&M, and Sections 35 and 36, Township 35 North, Range 51 East, MDB&M, bears North $2^{\circ}55'$ East 676.83 feet; thence North $29^{\circ}46'$ East 692.27 feet; thence South $69^{\circ}07'$ East 755.48 feet; thence North $86^{\circ}58'$ East 957.67 feet; thence North $25^{\circ}12'$ East 8588.20 feet; thence North $8^{\circ}44'$ West 522.62 feet; thence North $38^{\circ}43'$ East 1707.80 feet; thence North $63^{\circ}02'$ East 972.75 feet; thence North $20^{\circ}37'$ East 1916.50 feet; thence North $5^{\circ}37'$ East 1944.15 feet; thence North $7^{\circ}44'$ West 2508.08 feet; thence North $14^{\circ}09'$ West 1283.30 feet; thence North $20^{\circ}54'$ West 3143.30 feet; thence North $19^{\circ}42'$ West 1327.40 feet; thence North $28^{\circ}06'$ East 363.06 feet; the South end of Coyote field fence, also the point of ending.

Fence at South end of Simon's field:

Beginning at point where fence crosses section line between Sections 15 and 22, Township 34 North, Range 51 East, MDB&M,

whence the corner common to Sections 14, 15, 22 and 23, Township 34 North, Range 51 East, MDB&M, bears East 1573 feet; thence South $20^{\circ}06'$ East 394.60 feet; thence South $69^{\circ}02'$ East 1475.84 feet; thence South $62^{\circ}07'$ East 65.36 feet to the end, a point on a rocky bluff.

Fence in Section 25 and Section 36, Township 34 North, Range 51 East, MDB&M:

Beginning at point where new drift fence intersects the East line of the NW1/4NE1/4 of Section 36, whence the quarter corner between Sections 25 and 36, Township 34 North, Range 51 East, MDB&M, bears North $65^{\circ}40'$ West 1447.32 feet; thence North $65^{\circ}04'$ West 2129.57 feet; thence North $20^{\circ}11'$ East 581.60 feet; thence North $57^{\circ}17'$ West 2624.80 feet, a point on the West line of Section 25, whence the quarter corner between Sections 25 and 26, Township 34 North, Range 51 East, MDB&M, bears North $0^{\circ}21'$ East 425.80 feet.

TOGETHER WITH all improvements situate thereon.

TOGETHER WITH any and all water, water rights, rights to the use of water, dams, ditches, canals, pipe lines, reservoirs and all other means for the diversion or use of waters appurtenant to the said property or any part thereof, or used or enjoyed in connection therewith, and together with all stockwatering rights used or enjoyed in connection with the use of any of said lands, and together with all range rights and grazing rights, and in particular, but without limitation thereto, all rights to graze livestock on the public domain under what is known as the Taylor Grazing Act, owned by First Party, or used or enjoyed in connection with any of the above-described property.

TOGETHER WITH any and all irrigation and stock wells on or in the above described property and on or in the lands of the public domain lying within the perimeter fences of the T Lazy S Ranch and standing in the name of First Party in the Office of the State Engineer, State of Nevada.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

All property hereinabove described is hereby conveyed subject to covenants, conditions, restrictions, reservations, rights, rights of way and easements of record and/or appearing from evidence on the land.

TOGETHER WITH all of First Party's interest in and to all oil, gas, gasoline and other hydrocarbon substances and minerals of every name and nature located on, in or below the above described property and specifically including all of First Party's interest similarly on, in or below the lands of the public domain or other ownership in the Counties of Elko, Eureka and Lander, State of Nevada, and belonging to First Party.

END OF LEGAL DESCRIPTION

TO HAVE AND TO HOLD the above-described premises, together with the appurtenances, unto the said Trustee, and to its successors and assigns, for the uses and purposes herein mentioned.

The following covenants, Nos. 1, 3, 4 (interest 10%), 5, 6, 8 and 9 of NRS 107.030, are hereby adopted and made a part of this Deed of Trust.

This Deed of Trust also secures payment for further sums and the promissory notes evidencing the same, together with interest as shall be provided for therein as may hereafter be loaned or advanced by Beneficiaries to the Trustor.

Said Trustor, in consideration of the premises, hereby covenants and agrees that neither the acceptance nor existence, now or hereafter, of other security for the indebtedness secured hereby, nor the release thereof, shall operate as a waiver of the security of this Deed of Trust, nor shall this Deed of Trust nor its satisfaction, nor a reconveyance made thereunder, operate as a waiver of any such other security now held or hereafter acquired.

Said Trustor hereby covenants and agrees that it will operate the ranch premises according to dictates of good husbandry, as defined by ranch practice in the area in which the ranch is located; that it will apply the water rights to beneficial use, all to the end that the same will not be lost by abandonment or forfeiture; that it will apply for and use the grazing rights or, if not used, it will apply for proper non-use, all to the end that the same will not be terminated by the Bureau of Land

Management; and that it will maintain the premises in as good condition as they are now in, reasonable wear and tear excepted.

TRUSTOR:

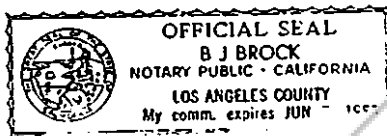
T LAZY S RANCH, a general partnership

By C.B. Thornton
C. B. THORNTON, JR.

By Wm. Laney Thornton
WM. LANEY THORNTON

STATE OF CALIFORNIA,)
) SS.
COUNTY OF LOS ANGELES.)

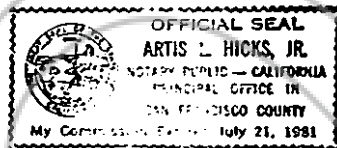
On February 1, 1980 personally appeared before me, a Notary Public, C. B. THORNTON, JR., who acknowledged that he executed the above instrument.



B. J. Brock
NOTARY PUBLIC

STATE OF CALIFORNIA,)
) SS.
COUNTY OF SAN FRANCISCO.)

On February 1, 1980 personally appeared before me, a Notary Public, WM. LANEY THORNTON, who acknowledged that he executed the above instrument.



Artis L. Hicks, Jr.
NOTARY PUBLIC

72501

Mailing address of Beneficiaries:

Charles B. Thornton
Box T
Beverly Hills, CA 90213

RECORDED AT THE REQUEST OF Charles B. Thornton, Jr.
on February 12, 1980 at 01 mins. past 3 P. M.
Book 79 of OFFICIAL RECORDS, page 33-54, RECORDS OF
EUREKA COUNTY, NEVADA. WILLIS A. DePAOLI Recorder
File No. 72501 Fee \$ 24.00

-22-

BOOK 79 PAGE 54