

THIS INSTRUMENT EXECUTED IN DUPLICATE  
FOR RECORDING IN EACH OF THE COUNTIES  
IN WHICH THE PROPERTY  
DESCRIBED IS SITUATED.

82398  
STATE OF NEVADA

Federal Land Bank of Sacramento Deed of Trust

1263  
Loan No. 232356-7

THIS DEED OF TRUST, made October 5, 1981 between  
GARY F. SPROUSE and KATHRYN SPROUSE, his wife; DONALD C. HATCH and CHERYL J. HATCH,  
his wife;

405433  
herein called Grantor, the FEDERAL LAND BANK OF SACRAMENTO, a corporation Trustee, and the FEDERAL LAND BANK OF SACRAMENTO, a corporation, Sacramento, California, Beneficiary;

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

FOR DESCRIPTION OF REAL PROPERTY SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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) \$ 40,000.00 with interest as prescribed in Grantor's promissory note of even date herewith, payable to Beneficiary at its office in Sacramento, California; (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, agreed to be 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 160 South Flint Street  
Layton, Utah 84041

P.O. Box 1655  
Roosevelt, Utah 84066

Gary F. Sprouse

Kathryn Sprouse

Donald C. Hatch

Cheryl J. Hatch

STATE OF ~~NEVADA~~ Utah  
COUNTY OF Utah

On this 20<sup>th</sup> day of October, in the year 1981, before me, Deborah D. Rowley  
a notary public in and for said county and State, personally appeared Gary F. Sprouse and Kathryn Sprouse  
and Donald C. Hatch and Cheryl J. Hatch.

known to me to be the persons 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)

**SEAL**  
**Affixed**

My commission will expire:

March 6, 1985

Deborah D. Rowley

Notary Public in and for Utah  
County, State of Nevada Utah

SPACE BELOW FOR RECORDER'S USE ONLY

THIS SPACE FOR LAND BANK USE ONLY

When recorded please return to  
FEDERAL LAND BANK OF SACRAMENTO  
P.O. Box 13106-C  
Sacramento, California 95813

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EXHIBIT "A"

NEVADA PROPERTY:

PARCEL NO. 6: TOWNSHIP 22 North, Range 48 East, MDB&M, (Eureka County)  
Section 21: Northwest Quarter of the Southwest Quarter.

PARCEL NO. 7: TOWNSHIP 22 North, Range 47 East, MDB&M, (Lander County)  
Section 12: South half of the Northwest Quarter.

PARCEL NO. 8: TOWNSHIP 22 North, Range 48 East, MDB&M, (Lander County)  
Section 17: Northwest Quarter of the Southeast Quarter.

EXCEPTING THEREFROM the above parcels an undivided one half interest in and to all petroleum, oil, natural gas or other hydro-carbon substances, and any and all other mineral, minerals, or mineral rights, in, upon, or under said lands owned or possessed by the First Party, together with the right to enter on said land to prospect for, recover and remove the same as reserved in Deed from PETE ETCHEVERRY, a widower, to FILBERT ETCHEVERRY and MICHEL ETCHEVERRY, a Co-Partnership doing business under the firm name and style of EUREKA LIVESTOCK COMPANY, recorded April 30, 1965, in Book 7, of Official Records, at Page 260, Lander County, Nevada.

Containing 866.0 acres, more or less.

RECORDED AT REQUEST OF  
FIRST AMERICAN TITLE CO. OF NEVADA  
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81 NOV 5 P 2: 03

OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
WILLIS A. DUFFALO, RECORDER  
FILE # 82398  
FEE \$ 6.00

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