

Order No.

85715

Escrow No.

85310

BOOK 216 PAGE 578

When Recorded Mail To: First Interstate Bank of Utah, N.A.  
P.O. Box 30169  
Salt Lake City, Utah 84142

Space above this line for recorder's use

## DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made Crescent Valley Resources Company, a Nevada Corporation between and Crescent Valley Farms Company, a Nevada Corporation.

whose address is C/O Kent Whitney, P.O. Box 151027, Salt Lake City, Utah 84115-  
(Number and Street) (City) (State) TRUSTOR,  
FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada corporation, TRUSTEE, and  
First Interstate Bank of Utah, N.A. BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the  
County of Eureka and Lander, State of NEVADA described as:

See Exhibit "A" for Legal Description

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the purpose of securing (1) payment of the sum of \$ 1,300,000.00 with interest thereon according to the terms of a promissory note or notes made by Trustor, payable to order of Beneficiary, and all extensions or renewals thereof; and (2) the performance of each agreement of Trustor incorporated herein by reference or contained herein; (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or to his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious Deed of Trust recorded in the office of each County Recorder in the State of Nevada on January 30, 1968, in the book and at the page thereof, or under the document or file number, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	DOC. NO.	COUNTY	BOOK	PAGE	DOC. NO.
Churchill	39 Mortgages	363	115384	Lincoln			45802
Clark	850 Off. Rec.		682747	Lyon	37 Off. Rec.	341	100661
Douglas	57 Off. Rec.	115	40050	Mineral	11 Off. Rec.	129	89073
Elko	92 Off. Rec.	652	35747	Nye	105 Off. Rec.	107	04823
Esmeralda	3-X Deeds	195	35922	Ormsby	72 Off. Rec.	537	32867
Eureka	22 Off. Rec.	128	45941	Pershing	11 Off. Rec.	249	66107
Humboldt	29 Off. Rec.	124	131075	Storey	"S" Mortgages	206	31506
Lander	24 Off. Rec.	168	50782	Washoe	300 Off. Rec.	517	107192
				White Pine	295 R. E. Records	258	

shall insure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B, (identical in all counties, and printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed a reasonable amount.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address above set forth.

STATE OF NEVADA UTAH )

County of Salt Lake ) ss.

On Sept. 1, 1982

personally appeared before me, a Notary Public,  
Kent M. Whitney and Kent M. Whitney

who acknowledged that he executed the above  
instrument.

Julie L. Hansen

SEAL  
Notary Public  
State of Nevada

\* Note Dated May 3, 1982

Signature of Trustor

Crescent Valley Resources Company

By: Kent M. Whitney

Its: President

Crescent Valley Farms Company

By: Kent M. Whitney

Its: President

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BOOK 106 PAGE 393

1791 (9/71)

COMMISSION EXPIRES:  
AUGUST 1, 1985

STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.

On the 27th day of August 1982, personally appeared before me KENT M. WHITNEY, who being by me duly sworn, did say that he is President of CRESCENT VALLEY RESOURCES COMPANY, a Nevada Corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said KENT M. WHITNEY acknowledged to me that said corporation executed the same.



*Julie L. Hansen*  
NOTARY PUBLIC

Residing at:

*Salt Lake City, UT*

My commission expires:

*8-5-85*

STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.

On the 27th day of August 1982, personally appeared before me KENT M. WHITNEY, who being by me duly sworn, did say that he is President of CRESCENT VALLEY FARMS COMPANY, a Nevada Corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said KENT M. WHITNEY acknowledged to me that said corporation executed the same.



*Julie L. Hansen*  
NOTARY PUBLIC

Residing at:

*Salt Lake City, UT*

My commission expires:

*8-5-85*

## EXHIBIT "A"

DESCRIPTION

All those certain lots, pieces or parcels of land situate in the Counties of Eureka and Lander, State of Nevada, more particularly described as follows:

PARCEL 1TOWNSHIP 28 NORTH, RANGE 49 EAST, MDB&M.

Section 1: All  
Section 3: All  
Section 9: All  
Section 11: All  
Section 13: All  
Section 15: All  
Section 21: N $\frac{1}{2}$   
Section 23: All

TOWNSHIP 28 NORTH, RANGE 50 EAST, MDB&M.

Section 1: All  
Section 3: All  
Section 5: All  
Section 7: All  
Section 9: All  
Section 11: All  
Section 13: All  
Section 15: All  
Section 17: All  
Section 19: All  
Section 21: All  
Section 23: All

TOWNSHIP 28 NORTH, RANGE 51 EAST, MDB&M.

Section 5: All  
Section 7: All  
Section 9: All

TOWNSHIP 29 NORTH, RANGE 49 EAST, MDB&M.

Section 1: All  
Section 3: All  
Section 9: All  
Section 11: All  
Section 13: All  
Section 15: All

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Section 21: All  
 Section 23: All  
 Section 25: All  
 Section 27: All  
 Section 35: All

TOWNSHIP 29 NORTH, RANGE 50 EAST, MDB&M.

Section 1: All  
 Section 3: All  
 Section 5: All  
 Section 7: All  
 Section 9: All  
 Section 11: All  
 Section 13: E $\frac{1}{2}$ ; N $\frac{1}{2}$ NW $\frac{1}{4}$ ; N $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ ; S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ ; S $\frac{1}{2}$ SW $\frac{1}{4}$   
 Section 15: All  
 Section 17: All  
 Section 19: All  
 Section 21: All  
 Section 23: All  
 Section 25: All  
 Section 27: All  
 Section 29: All  
 Section 31: All  
 Section 33: All  
 Section 35: All

TOWNSHIP 29 NORTH, RANGE 51 EAST, MDB&M.

Section 31: All

TOWNSHIP 30 NORTH, RANGE 50 EAST, MDB&M.

Section 35: All

EXCEPTING, all petroleum, oil, natural gas and products derived therefrom, together with the exclusive right at all times to enter upon or in said land, to prospect for and to drill, bore, recover and remove the same, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed recorded July 7, 1949, in Book 23 of Deeds at Page 583, Eureka County, Nevada.

EXCEPTING from all of Parcel I, except Sections 1, 3, 9, 15 and 21, T. 29 N., R. 49 E.; Section 1, T. 29 N., R. 50 E.; and Section 35, T. 30 N., R. 50 E., MDB&M., a one-half interest in and to the iron and mineral rights conveyed by DAN FILIPPINI to ROY L. PRIMEAUX and FRANCES PRIMEAUX by Deed recorded August 20, 1951, in Book 24 of Deeds at Page 153, Eureka County, Nevada.

PARCEL IITOWNSHIP 26 NORTH, RANGE 49 EAST, MDB&M.Section 20: NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; NE $\frac{1}{4}$ NW $\frac{1}{4}$ TOWNSHIP 27 NORTH, RANGE 48 EAST, MDB&M.Section 33: NW $\frac{1}{4}$ SW $\frac{1}{4}$ TOWNSHIP 28 NORTH, RANGE 47 EAST, MDB&M.

Section 5: Lots 2, 3, and 4

Section 6: NE $\frac{1}{4}$ TOWNSHIP 28 NORTH, RANGE 48 EAST, MDB&M.

Section 1: All  
 Section 3: All  
 Section 5: All  
 Section 7: All  
 Section 8: NE $\frac{1}{4}$ NE $\frac{1}{4}$ ; S $\frac{1}{2}$ S $\frac{1}{2}$   
 Section 9: All  
 Section 11: All  
 Section 12: S $\frac{1}{2}$ SW $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$   
 Section 13: All  
 Section 14: N $\frac{1}{2}$ ; SW $\frac{1}{4}$ ; W $\frac{1}{2}$ SE $\frac{1}{4}$   
 Section 15: All  
 Section 16: W $\frac{1}{2}$ NE $\frac{1}{4}$ ; NW $\frac{1}{4}$   
 Section 17: All  
 Section 18: E $\frac{1}{2}$ E $\frac{1}{2}$ ; NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; NE $\frac{1}{4}$ NW $\frac{1}{4}$ ; Lot 1 (NW $\frac{1}{4}$ NW $\frac{1}{4}$ )  
 Section 19: NW $\frac{1}{4}$ SE $\frac{1}{4}$   
 Section 21: S $\frac{1}{2}$ SE $\frac{1}{4}$   
 Section 22: SW $\frac{1}{4}$ SW $\frac{1}{4}$   
 Section 23: N $\frac{1}{2}$ NW $\frac{1}{4}$   
 Section 24: NE $\frac{1}{4}$ NE $\frac{1}{4}$   
 Section 27: SW $\frac{1}{4}$ NW $\frac{1}{4}$   
 Section 28: NE $\frac{1}{4}$ ; E $\frac{1}{2}$ NW $\frac{1}{4}$ ; SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$ ; NE $\frac{1}{4}$ SE $\frac{1}{4}$   
 Section 32: SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; SW $\frac{1}{4}$ SW $\frac{1}{4}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; NW $\frac{1}{4}$ SE $\frac{1}{4}$   
 Section 33: NW $\frac{1}{4}$ NW $\frac{1}{4}$

TOWNSHIP 28 NORTH, RANGE 49 EAST, MDB&M.

Section 2: S $\frac{1}{2}$ NE $\frac{1}{4}$   
 Section 7: All  
 Section 19: N $\frac{1}{2}$   
 Section 24: NW $\frac{1}{4}$ NW $\frac{1}{4}$   
 Section 26: NE $\frac{1}{4}$ NW $\frac{1}{4}$   
 Section 28: NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; NE $\frac{1}{4}$ SE $\frac{1}{4}$

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Section 30: NE $\frac{1}{4}$ NW $\frac{1}{4}$   
 Section 32: SE $\frac{1}{4}$ NW $\frac{1}{4}$   
 Section 34: NW $\frac{1}{4}$ NW $\frac{1}{4}$   
 Section 35: NW $\frac{1}{4}$ SE $\frac{1}{4}$   
 Section 36: NW $\frac{1}{4}$ NE $\frac{1}{4}$ ; N $\frac{1}{2}$ SW $\frac{1}{4}$

TOWNSHIP 29 NORTH, RANGE 47 EAST, MDB&M.

Section 18: Lots 10, 11 and 12  
 Section 32: Lots 2, 3 and 4; NE $\frac{1}{4}$ SE $\frac{1}{4}$

TOWNSHIP 29 NORTH, RANGE 48 EAST, MDB&M.

Section 3: All

TOWNSHIP 29 NORTH, RANGE 49 EAST, MDB&M.

Section 36: W $\frac{1}{2}$ NE $\frac{1}{4}$

TOWNSHIP 29 NORTH, RANGE 50 EAST, MDB&M.

Section 10: SW $\frac{1}{4}$ SE $\frac{1}{4}$   
 Section 30: S $\frac{1}{2}$ NE $\frac{1}{4}$ ; NE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL III

TOWNSHIP 30 NORTH, RANGE 50 EAST, MDB&M.

Section 15: All  
 Section 21: All  
 Section 23: All

EXCEPTING THEREFROM, ninety percent (90%) of the coal, oil, gas and other minerals of every kind and nature whatsoever reserved by STRATHEARN CATTLE COMPANY and DAVE STRATHEARN in Deeds recorded May 25, 1959, in Book 25 of Deeds at Page 297, Eureka County, Nevada, and recorded June 10, 1959, in Book 25 of Deeds at Page 310, Eureka County, Nevada.

PARCEL IV

TOWNSHIP 29 NORTH, RANGE 50 EAST, MDB&M.

Section 10: N $\frac{1}{2}$ ; SW $\frac{1}{4}$ ; N $\frac{1}{2}$ SE $\frac{1}{4}$ ; SE $\frac{1}{4}$ SE $\frac{1}{4}$

TOWNSHIP 30 NORTH, RANGE 50 EAST, MDB&M.

Section 10: NE $\frac{1}{4}$ NE $\frac{1}{4}$ ; S $\frac{1}{2}$ NE $\frac{1}{4}$ ; SE $\frac{1}{4}$ ; SE $\frac{1}{4}$ SW $\frac{1}{4}$   
 Section 14: W $\frac{1}{2}$ NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ ; S $\frac{1}{2}$ SE $\frac{1}{4}$   
 Section 16: NE $\frac{1}{4}$ NE $\frac{1}{4}$ ; S $\frac{1}{2}$ NE $\frac{1}{4}$ ; SE $\frac{1}{4}$ ; SE $\frac{1}{4}$ SW $\frac{1}{4}$   
 Section 22: All

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EXCEPTING THEREFROM, all minerals as reserved by UNITED STATES OF AMERICA in Patents recorded September 23, 1964, in Book 6 of Official Records at Page 34, Eureka County, Nevada.

FURTHER EXCEPTING, from Parcels I, II, III and IV, an undivided one-half interest in and to all oil, gas and mineral rights in and to all the rights of DAN FILIPPINI as reserved by DAN FILIPPINI in Deed recorded January 6, 1966, in Book 9 of Official Records at Page 266, Lander County, Nevada.

RECORDED AT REQUEST OF  
Jerry Todd  
BOOK 105 PAGE 107

82 SEP 8 AM 11:08

OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
WILLIS A. DEPAOLI - RECORDER  
FILE NO. 85310  
FEE \$ 10.00

OFFICIAL RECORDS  
LANDER COUNTY, NEV  
RECORD REQUESTED BY

*First Interstate Bank*

82 SEP 10 AM 9:45

114189

BOOK 106 PAGE 399

FEE \$ 10.00 *dy*

RECORDED AT REQUEST OF  
FIRST AMERICAN TITLE CO. OF NEVADA  
BOOK 106 PAGE 399

82 NOV 10 PM 2:12

OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
WILLIS A. DEPAOLI - RECORDER  
FILE NO. 85215  
FEE \$ 10.00

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