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DEED OF TRUST

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THIS DEED OF TRUST, made and entered into as of the 20th day of January, 1984, by and between THOMAS J. MEAL and SARAH A. LAYER, of the City and County of Salt Lake, State of Utah, First Parties, hereinafter called the Grantors; FRONTIER TITLE COMPANY, a corporation, Second Party, hereinafter called the Trustee; and WESTERN LANDS INVESTMENTS, INC., an Idaho Corporation, Third Party, being hereinafter called the Beneficiary; it being understood that the words used herein in any gender includes all other genders, the singular number includes the plural, and the plural the singular,

W I T N E S S E T H:

THAT WHEREAS, the Grantors are indebted to the Beneficiary, WESTERN LANDS INVESTMENTS, INC., in the sum of ONE HUNDRED TWENTY THOUSAND DOLLARS (\$120,000.00), lawful money of the United States of America, and have agreed to pay the same according to the terms and tenor of a certain Promissory Note of even date herewith, and made, executed and delivered by said Grantors to said Beneficiary, which note is in the words and figures as follows, to-wit:

T.O. 13087(B)

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Attorneys at Law  
130 N. Broadway, Buhl, ID 83316  
Phone (208) 543-8268

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NOW, THEREFORE, the said Grantors, 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 Grantors, or which may be paid out or advanced by the said Beneficiary or Trustee under the provisions of this instrument, with interest in each case, do 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 Grantors may now have or may hereafter acquire of, in or to the following described real property situate in the County of Eureka, State of Nevada, and being more particularly described as follows, to-wit:

TOWNSHIP 27, North, Range 52 East, MDB&M

Section 11: Lots 2, 3 and 4; NE $\frac{1}{2}$ SW $\frac{1}{2}$   
Section 14: Lots 2, 6 and 7; SW $\frac{1}{2}$ NE $\frac{1}{2}$   
Section 21: SE $\frac{1}{2}$ NE $\frac{1}{2}$ ; N $\frac{1}{2}$ SE $\frac{1}{2}$

TOGETHER WITH any and all improvements situated thereon, or which may be placed thereon during the life of this Deed of Trust.

TOGETHER WITH all waters, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs and all other means for the diversion or use of water 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.

TOGETHER WITH BLM grazing privileges for 75 AUMs active use and 25 AUMs suspended nonuse, comprising Grantors' federal range permit in the "Bruffy Allotment".

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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.

TO HAVE AND TO HOLD the said 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, 2 ( ), 3, 4 (11%), 5, 6 7 (legal rate), 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 Beneficiary to the Grantors.

Said Grantors, inconsideration of the premises, hereby covenant and agree 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 Grantors hereby covenant and agree that they 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 they will apply the water rights

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1 to beneficial use, all to the end that the same will not be  
2 lost by abandonment or forfeiture; that they will apply for  
3 and use the grazing rights, or if not used, they will apply  
4 for proper non-use, all to the end that the same will not be  
5 terminated by the Bureau of Land Management and that they  
6 will maintain the premises in as good condition as they are  
7 now in, reasonable wear and tear excepted.

8 IN WITNESS WHEREOF, the said Grantors have hereunto set  
9 their hands as of the day and year first hereinabove  
10 written.

11  
12 *Thomas J. Mehl*  
13 THOMAS J. MEHL

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17 *Sarah A. Layer*  
18 SARAH A. LAYER

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STATE OF <sup>UTAH</sup> IDAHO )  
County of ~~Twin Falls~~ <sup>SALT LAKE</sup> ) SS.

On January 30, 1984, personally appeared before me, a Notary Public, THOMAS J. MEAL and SARAH A. LAYER, who acknowledged that they executed the above instrument.



*[Signature]*  
Notary Public for <sup>UTAH</sup> Idaho  
Residing at UTAH

RECORDED AT REQUEST OF  
Frontier Title Co.  
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84 MAR 1 AID: 61

OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
M.H. REBALCATTI, RECORDER  
FILE NO. 42904  
FEE \$ 9.00

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