

TRUSTEE'S DEED

--- Duane A. Olson, Acting Nevada State Director of the FARMERS HOME ADMINISTRATION for the State of Nevada, as Trustee under the Deed of Trust hereinafter described, hereby grants, without warranty, to the UNITED STATES OF AMERICA, and its assigns, hereinafter called Grantee, all of the real property situated in Eureka County, Nevada, described as follows:

Township 20 North, Range 53 East, MDB&M

Section 2: Lots 7 and 8; S1NE1, SE1
Section 10: ALL

EXCEPTING THEREFROM, all oil and gas rights to prospect for, mine, and remove such deposits as reserved in Patent from the United States of America recorded January 22, 1963 in Book 26 of Deeds, pages 351 and 352, Eureka County, Nevada and recorded June 15, 1965 in Book 7 of Official Records, page 449.

TOGETHER WITH the right to use groundwater from wells located on the above described land for the irrigation of 956 acres of the above described property as more fully described under the following applications and certificates issued by the State Engineer:

Application	Certificate	Application	Certificate
19324	6549	18988	6163
22937	6550	20478	6243
18989	6164	20479	6259

This conveyance is made pursuant to the powers conferred upon the Trustee by that certain Deed of Trust executed by Ranchita Cattle Company, a general partnership to United States of America, acting through Farmers Home Administration, United States Department of Agriculture for the benefit and security of the UNITED STATES OF AMERICA, the named Beneficiary, which is dated July 8, 1983 and recorded September 21, 1983 as File No. 89173 in Book 114, page 221, records of Eureka County, Nevada, and after the fulfillment of the conditions specified in the said Deed of Trust authorizing this conveyance, as follows:

- (a) Default was made in the obligations for which the transfer in trust was made as security, and Notice of Default was recorded in the County Recorder's Office of the county in which the property described in said deed of trust is situated, the nature of the default being failure to pay the indebtedness secured by said deed of trust in accordance with the terms thereof and taxes and insurance on the security property.

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Documentary Transfer Tax \$
☐ Computed on full value of property conveyed; or
☐ Computed on full value less liens and encumbrances remaining thereon at time of transfer.
 Under penalty of perjury:
 Signature of declarant or agency determining tax: *F. Olson*
 Tax-Ann name

7014802

Such default still existed at the time of sale.

- (b) Not less than three months elapsed between the recordation of the notice of default and the posting of first publication of the notice of sale of the property.
- (c) The Beneficiary made due and proper demand upon the Trustee to sell the property pursuant to the terms of the deed of trust.
- (d) The Trustee gave notice of the time and place of the sale of the property in accordance with the laws of Nevada and the terms of the deed of trust.
- (e) All requirements of law regarding the mailing of copies of notices for which requests have been recorded have been complied with.
- (f) The property, located in Eureka County, Nevada, was sold by Trustee at auction sale on September 11, 1986 in said County and state in full accordance with the laws of said state and the terms of said deed of trust. Grantee, being the highest bidder at the sale, became the purchaser of the property and paid to the Trustee the amount bid, being \$335,000.00 in lawful money of the United States.

DATED: November 17, 1986

Duane A. Olson

Duane A. Olson, Acting Nevada
State Director of the Farmers Home
Administration for the State of
Nevada, Trustee.



ACKNOWLEDGEMENT

STATE OF UTAH)
) ss.
County of Salt Lake)

On this 17th day of November, 19 86, before
me, Dorothy Perkins, a Notary Public in and for
said State which has its principal office in the County of Salt Lake,
personally appeared Duane A. Olson

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State Director of the Farmers Home Administration for the State of Nevada, known to me to be the person whose name is subscribed to the within instrument, and who, as Trustee, executed said instrument, and acknowledged to me that he executed the same as said Trustee.



Dorothy Perkins
Notary Public for the State of Utah
Residing in West Jordan, Utah
My commission expires: 6-24-87

The United States does not seek exclusive jurisdiction
over the property herein described.

Clayton E. Mviola Acting Co. Supervisor
County Supervisor, Farmers Home Administration
U.S. Department of Agriculture

RECORDED AT REQUEST OF
Frontier Title Company
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86 DEC 3 AM 11

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
H.M. REBALEATI, RECORDER
FILE NO. 196416
~~FEES~~ No Fee

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