

After recorded mail to:

MAIL TAX STATEMENT TO: DORRIS - WESTERN, INC.
1100 E. BETHANY DR.,
SUITE 1000, HICKORIA, COLO., 80014

LAWYERS TITLE INSURANCE CORPORATION
P. O. Box 2439
Reno, Nevada 89505

R.P.T.T. \$ 570.35

TRUSTEE'S DEED UPON SALE

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THIS INDENTURE, made August 12th, 1982, between LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, as the duly appointed Trustee or substituted Trustee under the hereinafter mentioned Deed of Trust (herein called TRUSTEE), and CONNECTICUT GENERAL LIFE INSURANCE COMPANY, a Connecticut corporation, (herein called GRANTEE), WITNESSETH:

WHEREAS, by Deed of Trust dated August 30, 1977, and recorded August 30, 1977, as Document No. 12503, Book 887, Page 1956, Official Records, Douglas County, Nevada, UNRUH'S TURF FARM, INC., a Nevada corporation, did grant and convey the property herein described to LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, upon the Trusts therein expressed, to secure, among other obligations, payment of that certain promissory note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

WHEREAS, breach and default occurred under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default, to which reference is hereinafter made; and

WHEREAS, on February 22, 1982, the Owner of said note executed and delivered to Trustee written Notice of Default and Election to Sell the property subject to the Deed of Trust, to satisfy the obligation secured by the Deed of Trust, and the Notice of Default and Election to Sell was recorded April 6, 1982, as Document No. 66578, in Book 482, Page 222, in the office of the County Recorder of said County; and

WHEREAS, the default was not cured; and

WHEREAS, in consequence of said default, Notice of Default and Election to Sell, and in compliance with the terms of said Deed of Trust, Trustee executed its Notice of Trustee's Sale stating that said Trustee, by virtue of the authority in it vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property particularly therein and hereinafter described, said property being in the County of Douglas, State of Nevada, and fixing the time and place of sale as

August 12, 1982, at 9:45 a. m. at
Lawyers Title Insurance Corporation,
225 South Arlington Avenue, Reno, Nevada,

and caused a copy of said Notice to be posted for not less than twenty days before the date of sale therein fixed, in three public places in the City or Township of East Fork, Douglas County, Nevada, on July 22, 1982, to-wit: (1) CVIC HALL BULLETIN BOARD (2) MINDEN POST OFFICE (3) DOUGLAS COUNTY COURTHOUSE FRONT STEPS BULLETIN BOARD

where the property is located, and in three public places

where the property was to be sold, that is in the City of Reno, Washoe County, Nevada, on July 22, 1982 at the (1) FRONT DOOR OF WASHOE COUNTY COURT HOUSE, (2) BULLETIN BOARD, NORTH EAST ENTRANCE OF THE UNITED STATES POST OFFICE, MILL AND VIRGINIA STREETS (3) EAST ENTRANCE OF THE CITY HALL OF RENO NEVADA.

1 and said Trustee caused a copy of said Notice to be published onced a week
2 for three successive weeks before the date of sale, in a newspaper of general
3 circulation, printed and published in the County in which the real property is
4 situate, that is, in Douglas County, Nevada, in The Record Courier
5 on July 22, 1982, July 29, 1982 and August 5, 1982,

6 and in the County in which the property was to be sold, that is, in Washoe
7 County, Nevada, in the Nevada State Journal on July 22, 1982,
8 July 29, 1982 and on August 5, 1982

9 and

10 WHEREAS, copies of said recorded Notice of Default and said
11 Notice of Sale were mailed to all those who were entitled thereto in accordance
12 with §§107.080 & 107.090 of the Nevada Revised Statutes; and

13 WHEREAS, at the time and place fixed as aforesaid, Trustee did
14 sell at public auction, the property hereinafter described, to GRANTEE,
15 the highest bidder, for the sum of \$ 518,146.22 paid in lawful
16 money of the United States of America by the satisfaction of the indebtedness
17 then secured by the said Deed of Trust, pro tanto.

18 NOW, THEREFORE, Trustee, in consideration of the premises
19 recited and by virtue of the authority vested in it by said Deed of Trust, does,
20 by these presents, GRANT AND CONVEY unto Grantee, but without any
21 covenant or warranty, express or implied, all that certain property situate
22 in the County of Douglas, State of Nevada, described as follows:

23 PARCEL NO. 1

24 The North 1/2 of the Southwest 1/4 of Section 28,
25 Township 14 North, Range 20 East, M.D.B. & M.

26 EXCEPT THEREFROM the Northeast 1/4 of the North-
27 east 1/4 of the Southwest 1/4 of said Section 28,
28 Township 14 North, Range 20 East, M.D.B. & M.

29 PARCEL NO. 2

30 The Northeast 1/4 of the Northeast 1/4 of the South-
31 west 1/4 of Section 28, Township 14 North, Range 20
32 East, M.D.B. & M.

33 PARCEL NO. 3

34 The Northwest 1/4 of Section 33, Township 14 North,
35 Range 20 East, M.D.B. & M.

36 EXCEPTING THEREFROM that portion described in the
37 Deed to HARRY FLODMAN, et ux, recorded March 3,
38 1966, in Book 38, Page 369, Official Records of Douglas
39 County, Nevada.

40 FURTHER EXCEPTING THEREFROM that portion
41 described in the Deed to L. C. BARONE, et ux, recorded
42 December 10, 1968, in Book 63, Page 662, Official Records
43 of Douglas County, Nevada.

1 TOGETHER WITH the improvements thereon, all
2 water, water rights, and rights of way, and all and
3 singular the tenements, hereditaments and appurtenances
4 thereunto belonging or appertaining, and the reversion
5 and reversions, remainder and remainders, rents, issues
6 and profits thereof.

7 TOGETHER WITH all equipment in connection with the
8 irrigation wells, including but not limited to pumps,
9 motors, portable irrigation equipment, and transformers
10 and other electrical equipment used on the land described
11 hereinabove, and more particularly described on
12 EXHIBIT A attached hereto.

13 IN WITNESS WHEREOF, said Trustee, has this day caused its
14 corporate name and seal to be hereunto affixed by its Assistant Secretary,
15 Donald S. Allen, thereunto duly authorized by resolution of
16 its Board of Directors.

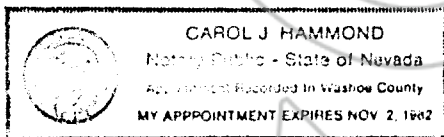
17 LAWYERS TITLE INSURANCE CORPORATION

18 By Donald S. Allen
19 Donald S. Allen
20 Assistant Secretary

21 STATE OF NEVADA :
22 County of Washoe : ss

23 On August 12th, 1982, before me, a Notary Public, personally
24 appeared Donald S. Allen

25 who acknowledged that he executed the above instrument as
26 for LAWYERS TITLE INSURANCE CORPORATION, on behalf of same.



Carol J. Hammond
Notary Public.

IRRIGATION EQUIPMENT DESCRIPTION: POP-UP SPRINKLER SYSTEM

80 Acres of pop-up sprinkler system, including mainline, automatic valves and control panel, sprinkler, and buried laterals. Said system is located on the N $\frac{1}{2}$ NW $\frac{1}{4}$ Section 33 T 14N R 20E.

SOLID SET IRRIGATION SYSTEM

2100 feet of pipe consist of:

- 35 - Joints, 6" X 30' of Wasco Aluminum Pipe
- 35 - Joints, 6" X 30' of Wasco Aluminum Pipe with valves
- 1 - Six inch end plug

2640 feet of 12" buried mainline with risers and valves

2640 feet of 10" portable mainline with valves

Said solid set system is sufficient to irrigate 160 acres.

PUMPS, MOTORS AND PANEL

- Two 125 HP, 1800 RPM, VH S Motor with NRR, 230/460 Volts, 3 Phase, 60 Cycle, Base Dia. 16 1/2".
- Two 16X10 Discharge Head with Oiler, 10" Outlet. HD 16-10 375-144 175-716
- Two 80' Setting of 10" X 2 1/2" X 1 1/2" Column.
Column assembly in 20' lengths thread and coupled.
- Two Four Stage Bowl Assembly 12" T.H. with Bronze Impellers.
- Two 10" x 10' Suction Pipe.
- Two 10" Cone Strainers
- Two 125 HP, Size 5, Magnetic Reduced Pumping Plant Panel, Three Phase, 60 Cycle, 230/460 Volts, Switch and Fuse.
Cabinet Model Make Electric Equipment Company.
- Four 8" Filters

WHEEL LINES

- One 4" x 30' X .072 1/4 mile (1290 Alcoa Aluminum) Trunell Steel Couplers, #30WSTNT Rainbird Sprinklers, Fast Flush end Plug 4" X 58" wheels 3/ lugs 18" x 4" discharge hose, 4 wheel Hydraulic Mover SR1192-02-74022110.
- One 4" X 30' X .072 1/4 mile (1290 Alcoa Aluminum) 48-4PR Wade Rain Couplers #30WSTNT Rainbird Sprinklers, Fast Flush end Plug 4" X 58" wheels w/lugs 18" X 4" discharge hose, 4 wheel Hydraulic Mover unit SR #1492.
- Two 1280' X 4" 0.72 wall heavy torque for aluminum pipe, 40' lengths complete with:
 - 32-Trunell 4" Quick Detach Coupler (1 for each joint)
 - 32- 58' x 18 ga. glvanized wheels (1 for each length of pipe)
 - 2-58' X 18" ga. (galvanized wheels) (1 for each end)
 - 4-58 X 18 ga. galvanized wheels (for 4 wheel power mover)
 - 33- #30 Rainbird Sprinklers
 - 1- 4" Drain end plug
 - 32-Drain Valves
 - 1-7 1/2 h.p. Hydrolic Mover for 4 wheel drive
 - 1-4 x 20' Hose set w/fittings & clamps

EXHIBIT A

70492

LIBER 882 PAGE 1252

COPY

REQUESTED BY
LAWYERS TITLE INS. CORP.

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

\$ 3.00 pd
1982 AUG 26 PM 3: 48

SUZANNE BEAUDREAU
RECORDER

Carol J. E. Hart 70492
Dep LIBER 882 PAGE 1253

EXHIBIT A