

ELKO COUNTY

421546 TSG

TRUSTEE'S DEED UPON SALE

T.S. No. G215655
Unit Code 6
Loan No. RANCHO GRANDE/RUSSELL

T.D. SERVICE COMPANY
(herein called Trustee),
does hereby GRANT AND CONVEY, without any covenant or warranty, express or implied to
MONFORT FINANCE COMPANY, INC., A COLORADO CORPORATION
(herein called Grantee), such interest as Trustee has in that certain property
described as follows:

SEE ATTACHED EXHIBIT "A" FOR PERSONAL PROPERTY AND ATTACHED EXHIBIT "B" FOR REAL
PROPERTY

This conveyance is made pursuant to the authority vested in said Trustee, as Trustee
or as duly appointed Trustee by the Deed of Trust described as follows:

TRUSTOR:
RUSSELL LAND & CASTLE COMPANY

BENEFICIARY: MONFORT FINANCE COMPANY, INC.

Recorded October 1, 1990 as Instr. No. 297351 In Book 734
Page 109 of Official Records in the office
of the recorder of Elko County;

AP# 06-590-02-0 06-190-12-8
AP# 06-180-05-3
AP# 06-150-08-0

Whereas, the holder of the note secured by said Deed of Trust delivered to Trustee a
written Declaration of Default and, pursuant thereto, a Notice of Default was
Recorded February 27, 1995 as Instr. No. 365016 In Book 884
Page 682 of Official Records in the office
of the recorder of Elko County;

Whereas, Trustee complied with all applicable statutory provisions of the State of
Nevada, and of the described Deed of Trust, including the mailing and publication of
the Notice of Default and Notice of Sale, as respectively appropriate.

Said Notice of Trustee's Sale stated the time and place that Trustee would sell its
interest in the described property at public auction. On August 2, 1995, the date set
forth in the Notice of Trustee's Sale or the properly postponed sale date, Trustee
sold the described property to Grantee, the highest qualified bidder present, for the
sum of \$ 275,000.00 Pro-Tanto

ELKO COUNTY

T.S. No. G215655
Unit Code G
Loan No. RANCHO GRANDE/RUSSELL

In Witness Whereof, the undersigned caused its corporate name and seal to be hereunto affixed.

Dated August 2, 1995 T.D. SERVICE COMPANY

By Teri Phelps
Teri Phelps, Assistant Secretary

By Diane Erickson
Diane Erickson, Assistant Secretary

STATE OF CALIFORNIA
COUNTY OF Orange

On August 3, 1995 before me, Rachel A. Donohew, notary
personally appeared Teri Phelps, Assistant Secretary
Diane Erickson, Assistant Secretary

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



SPACE BELOW THIS LINE FOR RECORDERS USE

Recording Requested By
T.D. SERVICE COMPANY
and when recorded mail to

John G. Lubitz
Monfort Finance Company, Inc.
c/o Dorsey & Whitney
Republic Plaza Building, #4400
370 Seventeenth Street
Denver, Colorado 80202-5644

ELKO COUNTY

EXHIBIT A

The following property and interests in property of Debtor, whether now owned or existing or hereafter acquired or arising and wheresoever located: all Accounts, Inventory, Farm Products, General Intangibles, Equipment, Margin Accounts, Documents, all accessions to, substitutions for, and all replacements, products and proceeds of the foregoing (including, without limitation, proceeds of insurance policies insuring any of the foregoing), all books and records (including, without limitation, customer lists, credit files, computer programs, printouts and other computer material and records) pertaining to any of the foregoing, and all insurance policies insuring any of the foregoing.

"Accounts" shall mean all present and future rights (including, without limitation, rights under any futures contracts, forward sale or purchase contracts or other contracts) of Debtor to payment for "Inventory" (as hereinafter defined) or other goods sold or leased or for services rendered, which rights are not evidenced by instruments or chattel paper, regardless of whether such rights have been earned by performance.

"Inventory" shall mean any and all goods which shall at any time constitute "inventory" (as defined in the Uniform Commercial Code of Colorado ("Code")) or Farm Products (including, without limitation, goods in transit), wheresoever located, whether now owned or hereafter acquired by Debtor, which from time to time are held for sale or lease, furnished under any contract of service or held as raw materials, work in process or supplies, and all packaging or handling materials (including, without limitation, all pallets, containers, bags, cartons, boxes, wrappers and the like) used or consumed in Debtor's business.

"Farm Products" shall mean all of Debtor's livestock, whether branded or unbranded, of either sex and of all types and descriptions, including without limitation, the offspring of such livestock in gestation, and supplies, and also, all crops or seed of all types and descriptions, whether annual or perennial, now or hereafter growing or grown and all other personal property of Debtor used or for use in farming operations (including, without limitation, native grass, ^{grain,} harvested crops, seed, feed, fertilizer, hay, silage, and supplies), now or hereafter owned by Debtor or now or hereafter purchased by or for the benefit of Debtor. Farm Products shall also include, but shall not be limited to, all of Debtor's now owned or hereafter acquired feed additives, feed supplements, veterinary supplies, and related products, whether purchased by or for the benefit of Debtor, and any other "farm products" as defined in the "Code".

"General Intangibles" shall mean all of Debtor's right, title and interest in and to any bank deposit accounts, customer deposit accounts, deposits, rights related to pre-paid expenses, Payment in Kind Certificates ("PIK Certificates"), negotiable or non-negotiable instruments or securities, chattel paper, choses in action, causes of

ELKO COUNTY

action, claims which are the subject of any and all state or federal lien avoidance actions, as well as said lien avoidance actions, and all other intangible personal property of every kind and nature (other than Accounts), whether presently owned or hereafter acquired or arising, including, without limitation, corporate or other business records, inventions, designs, patents, patent applications, trademarks, trade names, trade secrets, goodwill, registrations, copyrights, licenses, franchises, customer lists, tax refunds, tax refund claims, customs claims, guarantee claims, cop memberships or patronage benefits, notes payable to Debtor for capital stock, claims against any holder of Debtor's capital stock, rights to any government subsidy, set aside, diversion, deficiency or disaster payment or payment in kind, milk bases, brands and brand registrations, water rights which are not or may not be real property (including, without limitation, water stock, ditch rights, well permits, water permits, applications and the like), Commodity Credit Corporation storage agreements or contracts, leasehold interests in real and personal property and any security interests or other security held by or granted to Debtor to secure payment by any Account Debtor of any of the Accounts.

"Equipment" shall mean any and all goods, other than Inventory (including, without limitation, equipment, machinery, motor vehicles, implements, tools, parts and accessories) which are now or hereafter owned or acquired by Debtor, together with any and all accessions, parts and appurtenances thereto.

"Margin Accounts" shall mean all existing or hereafter acquired or accumulated futures contracts or funds and other property related to such futures contracts, which Debtor or Debtor's authorized attorney-in-fact may acquire, accumulate, withdraw or pay out, and which may be held with any broker, including any balance credited to any Margin Account upon its closing.

"Documents" shall mean any and all warehouse receipts, bills of lading or similar documents of title relating to goods in which Debtor at any time has an interest, whether now or at any time or times hereafter issued to Debtor or Monfort by any Person, and whether covering Debtor's Inventory or otherwise.

ELKO COUNTY

EXHIBIT "B"

All that certain lot, piece or parcel of land situate in the County of Elko, State of Nevada, described as follows:

PARCEL 1:

TOWNSHIP 40 NORTH, RANGE 54 EAST, MDB&M

Section 1: Lots 1, 2, 3, and 4; S $\frac{1}{2}$ N $\frac{1}{2}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 2: Lots 1, 2, 3, and 4; S $\frac{1}{2}$ NE $\frac{1}{4}$

TOWNSHIP 40 NORTH, RANGE 55 EAST, MDB&M

Section 4: SW $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$
Section 5: Lots 1, 2, 3 and 4; S $\frac{1}{2}$ N $\frac{1}{2}$; SW $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; and that portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$ lying east of the centerline of State Route 225
Section 6: Lots 1, 2, 3, 4, 5 and 6; NE $\frac{1}{4}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 8: That portion of the N $\frac{1}{2}$ NE $\frac{1}{4}$ lying east of the centerline of State Route 225
Section 9: N $\frac{1}{2}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$

TOWNSHIP 40 NORTH, RANGE 57 EAST, MDB&M

Section 17: SW $\frac{1}{2}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ SW $\frac{1}{4}$
Section 18: SE $\frac{1}{4}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$

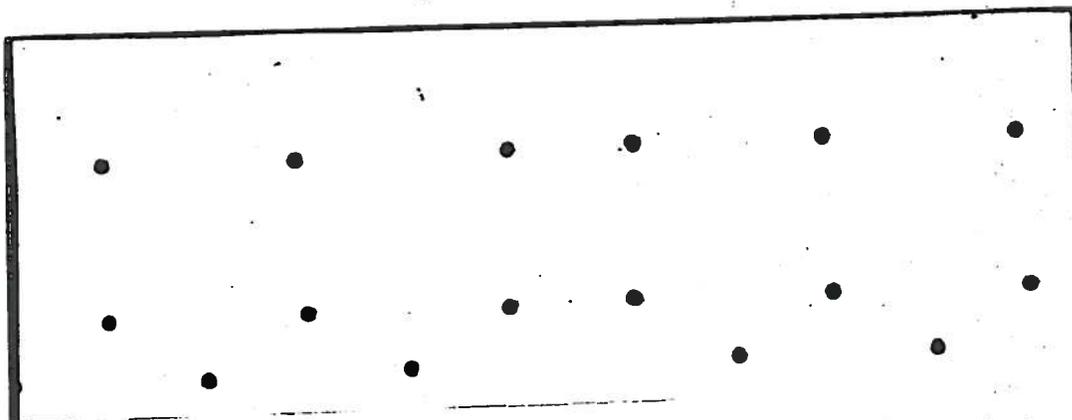
TOWNSHIP 41 NORTH, RANGE 54 EAST, MDB&M

Section 15: All
Section 22: All
Section 25: All
Section 26: All
Section 27: All
Section 35: All
Section 36: All

TOWNSHIP 41 NORTH, RANGE 55 EAST, MDB&M

Section 29: W $\frac{1}{2}$ N $\frac{1}{2}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$
Section 30: Lots 1, 2, 3 and 4; E $\frac{1}{2}$ W $\frac{1}{2}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 31: Lots 1, 2, 3 and 4; E $\frac{1}{2}$ W $\frac{1}{2}$; W $\frac{1}{2}$ E $\frac{1}{2}$; SE $\frac{1}{4}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$
Section 32: W $\frac{1}{2}$

ELKO COUNTY



TOWNSHIP 43 NORTH, RANGE 55 EAST, MDB&M

Section 1: Lots 2, 3, 4 and 6; S $\frac{1}{2}$ NW $\frac{1}{4}$
Section 2: Lots 1, 2, 3 and 4; S $\frac{1}{2}$ N $\frac{1}{2}$; NW $\frac{1}{2}$ SW $\frac{1}{4}$
Section 3: Lot 1; SE $\frac{1}{2}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ SW $\frac{1}{4}$
Section 10: NW $\frac{1}{2}$ NW $\frac{1}{4}$

EXCEPTING FROM Lots 3 and 4 and S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 1, Lots 1, 2, 3 and 4; S $\frac{1}{2}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$ and NW $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 2, Lot 1, SE $\frac{1}{2}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, all coal and other minerals as reserved in Patents executed by The UNITED STATES OF AMERICA, recorded July 3, 1935, in Book 8, Page 285, Patent Records, Elko County, Nevada.

TOWNSHIP 44 NORTH, RANGE 55 EAST, MDB&M

Section 34: SE $\frac{1}{4}$
Section 35: S $\frac{1}{2}$; S $\frac{1}{2}$ NE $\frac{1}{4}$
Section 36: Lots 9 and 10; SW $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$

EXCEPTING FROM the SE $\frac{1}{4}$ of Section 34; S $\frac{1}{2}$, S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 35; W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 36; all the coal and other minerals as reserved by The UNITED STATES OF AMERICA in patents recorded September 26, 1927 and October 1, 1929, in Book 8, Pages 108 and 175, Patent Records, Elko County, Nevada.

FURTHER EXCEPTING one-third (1/3 or 33.333%) of all the remaining (previously unreserved) coal, oil, gas and other hydrocarbons, all geothermal resources, and all other minerals of every kind and nature, lying in and under said land as reserved by RANCHO GRANDE, INC., in deed recorded March 25, 1988, in Book 608, Page 631, Official Records, Elko County, Nevada.

FURTHER EXCEPTING FROM Parcel 1, one-half (1/2 or 50%) of all the remaining (previously unreserved) coal, oil, gas and other hydrocarbons, all geothermal resources, and all other minerals of every kind and nature, if any, lying in and under said land as reserved by INDEPENDENCE MINING COMPANY, INC., a Delaware corporation, in deed recorded June 19, 1990, in Book 725, Page 381, Official Records, Elko County, Nevada.

PARCEL 2:

TOWNSHIP 41 NORTH, RANGE 55 EAST, MDB&M

Section 30: NE $\frac{1}{2}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{2}$ SE $\frac{1}{4}$
Section 31: NE $\frac{1}{2}$ NE $\frac{1}{4}$

EXCEPTING THEREFROM all coal, oil, gas and other minerals of every kind and nature whatsoever lying in and under said land as reserved by J.R. SIMPLOT and RUBY A. SIMPLOT in deed recorded January 5, 1956, in Book 69, Page 137, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM, six (6) percent of all remaining mineral rights lying in and under said land as reserved by HARRY L. CROSBY, JR., in deed recorded February 20, 1959, in Book 75, Page 458, Deed Records, Elko County, Nevada.

ELKO COUNTY

FURTHER EXCEPTING THEREFROM all of Anthony R. Moiso's interest in and to coal, oil, gas and other hydrocarbons, all geothermal resources, and all other minerals of every kind and nature lying in and under said land as reserved in deed recorded March 25, 1988, in Book 609, Page 21, Official Records, Elko County, Nevada.

FURTHER EXCEPTING FROM Parcel 2 all the remaining (previously unreserved) coal, oil, gas and other hydrocarbons, all geothermal resources, and all other minerals of every kind and nature, if any, lying in and under said land as reserved by INDEPENDENCE MINING COMPANY, INC., a Delaware corporation, in deed recorded June 19, 1990, in Book 725, Page 381, Official Records, Elko County, Nevada.

EXCEPTING from all of the parcels described herein, those lands which have been partially reconveyed as follows:

A Partial Reconveyance recorded November 24, 1992 in Book 804, Page 193, as Document No. 330403, Official Records, Elko County, Nevada.

INDEXED

FEE # 13.00 FILE # 371992
FILED FOR RECORD
AT REQUEST OF
First American Title Co. Of Nev
95 AUG 24 P138

RECORDED BY 204-92
JERRY D. REYNOLDS
ELKO CO. RECORDER