

Escrow No. 95121389

201653

BOOK 292 PAGE 560

When recorded mail to:
John R. Martz, Ltd.
440 Ridge St., Suite 3
Reno, Nevada 89501

Carl N. Bennett, Grantee
P.O. Box 1457
Lovelock, Nevada 89419

APN: 7-480-09
R.P.T.T. \$312.00

TRUSTEE'S DEED

THIS INDENTURE, made and entered into this 23rd day of August, 1995, by and between Carl N. Bennett as Trustee of the estate of Carl N. Bennett dba Rodeo Marina aka Bennett's Marina, Chapter 11, Case No. 92-30382 in the United States Bankruptcy Court for the District of Nevada, party of the first part, and Louis F. Galli and Betty Galli, Trustees of the Louis and Betty Galli 1992 Family Trust, and Hugo Van Vliet and Shirley L. Van Vliet, husband and wife,*** party of the second part.

W I T N E S S E T H:

WHEREAS, title to that certain real property located in Pershing County, Nevada, more particularly described in Exhibit "A" and incorporated by reference herein, hereinafter "the Wellhead Ranch property", is vested in Carl N. Bennett and Eva T. Bennett as joint tenants, and

WHEREAS, Carl N. Bennett petitioned for divorce from Eva T. Bennett in Case No. 288560 in the Superior Court of the State of California in and for the County of Contra Costa, and

WHEREAS, the Matter of the Petition of Carl N. Bennett for divorce was submitted to binding arbitration by Order entered

*** all as Tenants in Common

in the Superior Court of the State of California in and for the County of Contra Costa by Judge Norman Spellberg on December 27th, 1989, and

WHEREAS, after hearing, the arbitrator appointed pursuant to Judge Spellberg's Order entered an Award dated March 12th, 1992 determining that the Wellhead Ranch property is community property and ordering the Wellhead Ranch property to be sold, and

WHEREAS, Carl N. Bennet' petitioned for relief under Chapter 11, Title 11, U.S.C. on March 2nd, 1992, and ever since has been and now is administering the affairs of the estate of Carl N. Bennett as Debtor-in-possession, and

WHEREAS, Title 11, U.S.C. §541(a)(2) provides that all interests of the Debtor and the Debtor's spouse in community property as of the commencement of the case is property of the Chapter 11 estate, and

WHEREAS, the Chapter 11 Plan confirmed in the Carl N. Bennett case by Order of Confirmation entered December 10th, 1992, provides inter alia for a sale of the Nevada ranch properties of the estate, subject to Court approval, and

WHEREAS, Carl N. Bennett, upon receipt of an offer, petitioned for approval of the sale of the Wellhead Ranch to Louis Galli and Hujo Van Vliet, and

WHEREAS, after notice to all creditors and parties-in-interest, including, without limitation, Eva T. Bennett, a hearing was held at which the Court approved the sale of the

Wellhead Ranch to Hugo Van Vliet and Louis Galli, and

WHEREAS, by virtue of Title 11, U.S.C. §1107(a), Carl N. Bennett, as Debtor-in-possession, is vested with all powers and charged with performing all functions and duties of a trustee in the Chapter 11 case of Carl N. Bennett.

Now, therefore, know ye, that I, Carl N. Bennett, by virtue of the power and authority in me vested, and in consideration of the sum of TEN DOLLARS (\$10.00) to me in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the party of the second part, their heirs and assigns, forever, all interests of Carl N. Bennett, Eva T. Bennett and the estate of Carl N. Bennett in and to that certain real property situated in the County of Pershing, State of Nevada, more particularly described in Exhibit "A" attached hereto and incorporated by reference herein.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or 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 party of the second part, and to their heirs and assigns forever.

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IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first hereinabove written.

Carl N. Bennett
Carl N. Bennett

STATE OF NEVADA)
 Pack) ss.
COUNTY OF WASHOE)

On August 24th, 1995 personally appeared before me, a notary public, Carl N. Bennett, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

Donna A. Taylor

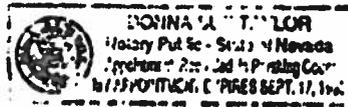


EXHIBIT "A"
LEGAL DESCRIPTION

All that land situated in the State of Nevada, County of Pershing,
described as follows:

TOWNSHIP 27 NORTH, RANGE 31 EAST, M.D.B. & M.

SECTION 15: ALL

EXCEPTING THEREFROM THE FOLLOWING PARCELS OF LAND:

- 1) PARCEL A, B AND C of that certain Parcel Map for McDougal Livestock Company being a portion of Section 15, Township 27 North, Range 31 East, M.D.B. & M., filed in the office of the Pershing County Recorder on May 9, 1989, under File No. 173839, Pershing County, Nevada, Records.
- 2) PARCELS A, B, AND C of that certain parcel map for McDougal Livestock Company being a portion of Section 15, Township 27 North, Range 31 East, M.D.B. & M., filed in the office of the Pershing County Recorder on February 15, 1990, under file No. 179505, Pershing County, Nevada.
- 3) ALSO EXCEPTING therefrom the Easterly and Southerly 30 feet of said Section 15.

ASSESSORS PARCEL NO. 07-480-09

TOGETHER WITH any and all mineral and/or mineral rights appurtenant to subject property.

ALSO TOGETHER WITH a water right for the irrigation of 160.0 acres of the above described land under the Pershing County Water Conservation District.

ALSO TOGETHER WITH the right to use underground water diverted from a well located in the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 27 North, Range 31 East, M.D.B. & M., for the irrigation of 106.58 acres of the above described land, as evidenced by Certificate of Appropriation of Water No. 4846 (Application No. 16487), issued by the Nevada State Engineer.

OFFICIAL RECORDS
PERSHING COUNTY, NEVADA
RECORD REQUESTED BY
COW COUNTY TITLE CO.
95 MAR 31 A9:33

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JOHN LACA
COUNTY RECORDER
DEP. FILE NO. 201653
11.00
T.F. 372.00
20.00 - 164.00
48

CERTIFIED COPY

THE FOREGOING DOCUMENT IS A FULL,
TRUE AND CORRECT COPY OF THE RECORD
IN BOOK 292 PAGE 560 IN THE OFFICE
OF COUNTY RECORDER PERSHING COUNTY,
NEVADA. WITNESS MY HAND AND SEAL THIS

15th DAY OF February 1990

JOHN LACA, COUNTY RECORDER

BY J. Miller DEPUTY