Division #: 2

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Card #: 16468
Name: The Ford Family Trust, Jon E. & Vikki Anne Ford
Robert Emmett & Kathleen L. Ford Brown
Address: P. O. Box 680
Gualala, CA 95445-0680

O. & M. Local No. 3

Index No. 95
Lyon County No. 4-062-01
Claim No. Pt. of 45
User # 2640
Ditch Fox

Court Decree: C-125, P.25; Fox Ditch Company

PRIORITY	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET REQUIRED PER ACRE	ACRE FEET REQUIRED TOTAL	ACRE FEET APPORTIONED	TOPAZ RES. ACRE FEET	BRIDGEPORT RES. ACRE FEET	CLAIM #
1865	.001	.080	3.2076	0		.000				45
1870	.001	.080	3.2076	0		.000				45
1875	.001	.060	3.2076	8	0.1901	.012				45
1880	.001	.030	3.2076	25	0.594	.018				45
1885	.000	.020	3.2076	29	0.689	.010				45
1890	.000	.010	3.2076	30	0.7128	.005				45
1895	.000	.010	3.2076	32	0.7603	.006				45
TOTAL	.004	.290				.051	.05	.00	.05	

TOTAL ACRES	.290
Water Rt. Acres	.290
Non Wtr Rt. Acres	.000
Acre Feet Storage	.050

LEGAL DESCRIPTION:

Pt. N 1/2 of NE 1/4, Sec. 27;
T 13 N, R 25 E.

COMMENTS:

PROVISIONAL
04/24/01 - Transferred from card #24460 - Hunewill Enterprises LLC
11/04/04 - Transferred from card #7648 - Carpenter Nevada, LLC
06/15/05 - City of Yerington Annexation Phase 1 - changed APN 4-061-15 to 1-481-01
02/08/07 - Transferred from card #10760 - Cottonwood Property Acquisition, LLC
12/26/07 - Transferred from card #10759 - Cottonwood Property
Ford Family Trust - 50% int.
Robert Emmett & Kathleen L. Ford Brown - 50% int.

PROVISIONAL

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
#94-521	02/19/62	Goldie Hickey to Ray & Viola Diehl.
#49-97	04/04/66	Ray & Viola Diehl to Oscar Ivey.
#49-567	12/15/66	Oscar Ivey to N. & M.S. Wallace.
#31623	02/08/77	Margaret Wallace to R.C. Food Center, Inc.
#53132	03/31/80	R.C. Food Center, Inc. to Dino & Winnifred Ricci and Arnold Page.
#122071	01/27/89	Dino & Winnifred Ricci and Arnold Page to Hunewill Enterprises.
#184448	07/31/95	Hunewill Enterprises, a general Partnership to Hunewill Enterprises Limited Liability Company, a Nevada Limited Liability Company.
#259152	03/30/01	Hunewill Enterprises Limited Liability Company, a Nevada limited liability company to Carpenter Nevada, LLC, a Nevada limited liability company
#331318	09/20/04	Carpenter Nevada, LLC, a Nevada Limited Liability Company to Cottonwood Property Acquisition, LLC, a Nevada Limited Liability Company
#398701	01/11/07	Parcel Map for Cottonwood Property Acquisition
#1111111	12/26/07	Split parcels from card #10759 - Cottonwood Property Acquisition, LLC to correct water rights

Exhibit 62

Division #: 2

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Card #: 53696
Name: Thomas J. & Patricia Grady Trust
Thomas J. & Patricia Grady, Trustees
Address: 43 Fairway Dr.
Yerington, NV 89447

O. & M. Local No. 3

Index No. 95
Lyon County No. 4-061-03
Claim No. Pt. of 45
User # 2660
Ditch Fox

Court Decree: C-125, P.25; Fox Ditch Company

PRIORITY	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET REQUIRED PER ACRE	ACRE FEET REQUIRED TOTAL	ACRE FEET APPORTIONED	TOPAZ RES. ACRE FEET	BRIDGEPORT RES. ACRE FEET	CLAIM #
1865	.001	.100	3.2076	0		.000				45
1870	.001	.100	3.2076	0		.000				45
1875	.001	.080	3.2076	8	0.1901	.015				45
1880	.001	.040	3.2076	25	0.594	.023				45
1885	.000	.020	3.2076	29	0.689	.013				45
1890	.000	.010	3.2076	30	0.7128	.006				45
1895	.000	.010	3.2076	32	0.7603	.008				45
TOTAL	.004	.360				.065	.07	.00	.07	

TOTAL ACRES	.360
Water Rt. Acres	.360
Non Wtr Rt. Acres	.000
Acre Feet Storage	.070

LEGAL DESCRIPTION:

Pt. N 1/2 of NE 1/4, Sec. 27;
T 13 N, R 25 E

COMMENTS:

PROVISIONAL
04/24/01 - Transferred from card #24460 - Hunewill Enterprises LLC
11/04/04 - Transferred from card #7648 - Carpenter Nevada, LLC
06/15/05 - City of Yerington Annexation Phase 1 - changed APN 4-061-15 to 1-481-01
02/08/07 - Transferred from card #10760 - Cottonwood Property Acquisition, LLC
12/26/07 - Transferred from card #10759 - Cottonwood Property

PROVISIONAL

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
#[illegible]521	02/19/62	Goldie Hickey to Ray & [illegible]
#[illegible]97	04/04/66	Ray & Viola Diehl to O[illegible]
#43-567	12/15/66	Oscar Ivey to N. & M.S. Wallace.
#11623	02/08/77	Margaret Wallace to R.C. Food Center, Inc.
#53132	03/31/80	R.C. Food Center, Inc. to Dino & Winnifred Ricci and Arnold Page.
#122071	01/27/89	Dino & Winnifred Ricci and Arnold Page to Hunewill Enterprises.
#194448	07/31/95	Hunewill Enterprises, a general Partnership to Hunewill Enterprises Limited Liability Company, a Nevada Limited Liability Company.
#259152	03/30/01	Hunewill Enterprises Limited Liability Company, a Nevada limited liability company to Carpenter Nevada, LLC, a Nevada limited liability company
#351318	09/20/04	Carpenter Nevada, LLC, a Nevada Limited Liability Company to Cottonwood Property Acquisition, LLC, a Nevada Limited Liability Company
#396701	01/11/07	Parcel Map for Cottonwood Property Acquisition
#11111111	12/26/07	Split parcels from card #10759 - Cottonwood Property Acquisition, LLC to correct water rights

Exhibit 63

IN THE UNITED STATES DISTRICT COURT

FOR THE DISTRICT OF NEVADA

UNITED STATES OF AMERICA, Plaintiff, WALKER RIVER PAIUTE TRIBE, Plaintiff-Intervenor, v. WALKER RIVER IRRIGATION DISTRICT, a corporation, et al., Defendants.	In Equity No. C-125-ECR Subfile No. C-125-B **NOTICE OF CHANGE OF OWNERSHIP OF WATER RIGHT**

The undersigned counter-defendant in the above action hereby notifies the Court and the United States that the undersigned (or the entity on whose behalf the undersigned is acting) has sold or otherwise conveyed ownership of all or a portion of a water right within one or more of the categories set forth in Paragraph 3 of the Case Management Order and provides the following information:

1. The name and address of the party or parties who sold or otherwise conveyed ownership:

Alvin R. Foster
Name(s)

23030 Comstock Ranch Rd.
Street or P.O. Box

Sonora	CA	95370
Town or City	State	ZipCode

2. The name and address of each person or entity who acquired ownership

Michael E. Lamb and Esther I. Lamb

Name(s)

7 Rio Vista Drive

Street or P.O. Box

Yerington	NV	89447
Town or City	State	ZipCode

3. Attached to or included with this notice is a copy of the (check appropriate box(es)):

- [X] Deed
- [ ] Court Order
- [ ] Other Document.

by which the change in ownership was accomplished.

4. The undersigned acknowledges that any person or entity who files a Notice of Change of Ownership of Water Right using this form is ultimately responsible for the accuracy of this filing. Consequently, the undersigned acknowledges that any person or entity who files

---

* This notice shall be sent to the following two persons:

Linda Lea Sharer, Chief Deputy Clerk
United States District Court for the District of Nevada
400 South Virginia Street, Suite 301
Reno, NV 89501

And

Susan L. Schneider
United States Department of Justice
P.O. Box 756
Littleton, CO 80160

such a notice, but retains such water rights, shall nevertheless, be bound by the results of this litigation.

X Executed this 7 day of May 2008.

X Alvin R. Foster

[signature of counter-defendant]

Alvin R. Foster

[name of counter-defendant]

[signature, if applicable, of person acting on behalf of counter-defendant]

[name, if applicable, of person acting on behalf of counter-defendant]

23030 Comstock Ranch Rd.
Sonora, CA 95370

[address]

X [telephone number]
209 785-5161

DOC # 416657
11/14/2007 03 57 PM
Official Record
Requested By
TICOR TITLE OF NEVADA
Lyon County - NV
Mary C. Milligan - Recorder
Page 1 of 2 Fee $40 00
Recorded By CDL RPTT $622 05

0416657

WHEN RECORDED MAIL TO
Michael E Lamb
Esther I Lamb
7 Rio Vista Drive
Yerington, NV 89447
MAIL TAX STATEMENTS TO
Same As Above

Escrow No 7005520-KAS

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons (Pursuant to NRS 239b 030)

APN No 004-283-03
R P T T $ 622 05

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH That Alvin R Foster, An Unmarried Man

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Michael E Lamb and Esther I Lamb, husband and wife as joint tenants, with the right of survivorship

all that real property situated in the County of Lyon, State of Nevada, described as follows

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

Alvin R Foster
Alvin R Foster

STATE OF CALIFORNIA
COUNTY OF CALAVERAS } ss

This instrument was acknowledged before me on November 6, 2007, by Alvin R Foster

Carolyn A. Henkel
NOTARY PUBLIC

CAROLYN A. HENKEL
Commission # 1564313
Notary Public - California
Calaveras County
My Comm Expires Mar 25, 2009

416657 11/19/2007
002 of 2

Escrow No 7005520-KAS

EXHIBIT A
LEGAL DESCRIPTION

All that certain real property situate in the County of Lyon, State of Nevada, described as follows

All that certain real property being a portion of the SE ¼ of the SW ¼ of Section 22, and a portion of the NE ¼ of the NW ¼, Section 27, T 13 N, R 25 E, M D B &M , Lyon County, Nevada, described as follows

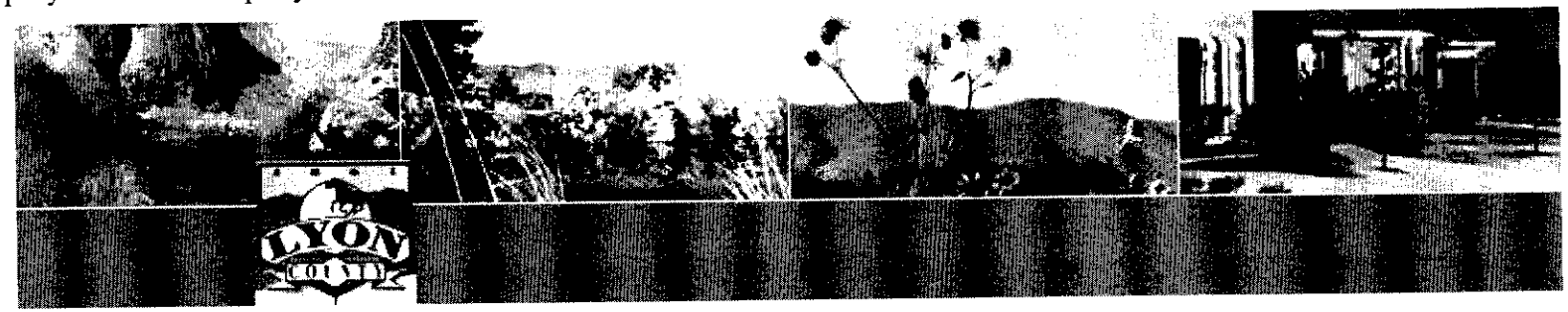
Commencing at the section corner common to sections 21, 22, 27 and 28 of said Township and Range, thence South 89°37'02" East, 1986 70 feet, thence South 7°10'16" West, 84 43 feet, thence South 89°49'44" East, 245 00 feet to the point of beginning, thence North 0°10'16" East, 290 10 feet; thence South 89°49'44" East, 149 14 feet, thence South 290 10 feet to a point that lies South 89°49'44" East, 150 01 feet from the point of beginning, thence North 89°49'44" West, 150 01 feet to the true point of beginning

APN 004-283-03

Document Number 339867 is provided pursuant to the requirements of Section 1 NRS 111 312

Case 3:73-cv-00127-MMD-CSD Document 5 Filed 03/05/10 Page 8 of 132

Exhibit 66



Assessor Home | Back to Search List

Personal Property | Sales Data | Secured Tax Inquiry | Recorder Search

Parcel Detail for Parcel # 012-361-19

Location

Property Location 9 NORDYKE RD PAR A

Town MASON VALLEY

Subdivision Lot Block

Property Name

Remarks LUBBE FAMILY TRUST DTD 4/10/08

Add'l Addresses

Assessor Maps

Legal Description

Description

Total Acres 34.260 Ag Acres 33.260 W/R Acres .000

Improvements

Single-fam Detached 1	Non-dwell Units 0	Bdrm/Bath 4/3.50
Single-fam Attached 0	MH Hookups 0	Stories 2.0
Multi-fam Units 0	Wells 1	
Mobile Homes 0	Septic Tanks 1	
Total Dwelling Units 1	Bldg Sq Ft 5,447	
	Garage Sq Ft 0	Attch/Detch
	Basement Sq Ft 0	Finished 0

Improvement List

Ownership

Assessed Owner Name LUBBE, GREGG E & SHELLY M TRS

Mailing Address P O BOX 71294
RENO, NV 89447-0000

Ownership History

Document History

Legal Owner Name LUBBE, GREGG E & SHELLY M TRS

Vesting Doc#, Date 425450 05/01/08 Book/Page /

Appraisal Classifications

Current Land Use Code 602

Code Table

Zoning RR5

Re-appraisal Group 3 Re-appraisal Year 2006

Orig Constr Year 1997 Weighted Year

Case 3:73-cv-00127-MMD-CSD Document 5 Filed 03/05/10 Page 9 of 132

Document History for Parcel # 012-361-19

Type	Description/Name	Doc #	Sfx	Date	Cost	Book	Page(s)
JTD	JOINT TENANCY DEED	17193		12/10/1973			
GBA	GREEN BELT APPROVED	24395		12/09/1975			
DEE	DEED	70027		08/13/1982			
QCD	QUITCLAIM DEED	70028		08/13/1982			
GBA	TIBBALS, JOSEPH WILLIAM GREEN BELT APPROVED	145233		10/01/1991			
PAR	SPLIT FROM 12-361-01 PARCEL MAP	168103		01/21/1994			
QCD	TIBBALS, JOSEPH WILLIAM QUITCLAIM DEED	172991		06/29/1994			
GBS	CUTLER, DONALD G & DEE ANNE GRANT BARGAIN SALE DEED	172992		06/29/1994	140,000		
GBA	CUTLER, DONALD G & DEE ANNE GREEN BELT APPROVED	172995		06/29/1994			
GBA	CUTLER, DONALD G & DEE ANNE GREEN BELT APPROVED	173971		08/03/1994			
REL	CUTLER, DONALD & DEE ANNE RELEASE DEFERRED TAX LIEN	178952		01/25/1995			
PAR	CUTLER, DONALD G & DEE ANNE PARCEL MAP	180740		03/31/1995			
TRD	FIRST UNION NATIONAL BANK TR TRUSTEES DEED	290830		02/14/2003			
GBS	LUBBE, GREGG E & SHELLY M GRANT BARGAIN SALE DEED	314125		02/18/2004	585,000		
GBA	LUBBE, GREGG E & SHELLY M GREEN BELT APPROVED	406948		05/23/2007			
TRU	LUBBE, GREGG E & SHELLY M TRS DEED TO A TRUST	425450		05/01/2008			

NOTE: This is not a complete history and should not be used in place of a title search.

Close Window

*** THIS IS AN UNOFFICIAL COPY ***

DOC # 425450
05/01/2008 03 03 PM
Official Record
Requested By
LIFELINE ESTATE SERVICES INC
Lyon County - NV
Mary C Milligan - Recorder
Page 1 of 2 Fee $15 00
Recorded By MCM RPTT
0425450

RPTT #7
APN # 012-361-19
RECORDING REQUESTED
AND RETURN TO:
Lifeline Estate Services, Inc
3708 Lakeside Drive, Suite 202
Reno, Nevada 89509

MAILTAX STATEMENTS TO.
Gregg E. & Shelly M Lubbe
P O Box 71294
Reno Nevada 89570

QUITCLAIM DEED

GREGG E. LUBBE and SHELLY M. LUBBE, husband and wife as joint tenants, hereby quitclaims to GREGG E. LUBBE and SHELLY M. LUBBE, trustees, or successor trustee(s) of the LUBBE FAMILY TRUST DATED APRIL 10, 2008, the following described real estate in Lyon County, State of Nevada.

SEE EXHIBIT "A" ATTACHED

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.
THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.
Dated April 10, 2008
THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER

GREGG E. LUBBE

SHELLY M LUBBE

UNOFFICIAL COPY

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

ACKNOWLEDGMENT

Personally came before me this April 10, 2008, the above named GREGG E LUBBE and SHELLY M. LUBBE, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

SUSAN C RHOADS
Notary Public - State of Nevada
Appointment Recorded In Washoe County
No 96-3392-2 - Expires July 23, 2008

Susan C Rhoads, Notary Public
Washoe County, Nevada
My Commission Expires July 23, 2008

*** THIS IS AN UNOFFICIAL COPY ***

425450 05/01/2008 002 of 2

EXHIBIT "A'

All that certain real property being a portion of the N ½ of SW ¼ and SE ¼ of SW ¼ of Section 22 and a portion of NE ¼ of NW ¼ of Section 27, T 12 N, R 25 E, M D B.&M., also being a portion of Parcel A of Map No 168510, Lyon County, Nevada, described as follows·

Parcel 2, as shown on the Parcel Map for Donald G Cutler and Dee Anne Cutler, recorded in the Official Records of Lyon County, Nevada, on March 31, 1995 as Document No 180740

NOTE(NRS 111 312) The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Lyon County, Nevada on February 18, 2004 as Document No 314125 of Official Records.

"UNOFFICIAL COPY"

IN THE UNITED STATES DISTRICT COURT

FOR THE DISTRICT OF NEVADA

UNITED STATES OF AMERICA, Plaintiff, WALKER RIVER PAIUTE TRIBE, Plaintiff-Intervenor, v. WALKER RIVER IRRIGATION DISTRICT, a corporation, et al., Defendants.	In Equity No. C-125-ECR Subfile No. C-125-B **NOTICE OF CHANGE OF OWNERSHIP OF WATER RIGHT**

The undersigned counter-defendant in the above action hereby notifies the Court and the United States that the undersigned (or the entity on whose behalf the undersigned is acting) has sold or otherwise conveyed ownership of all or a portion of a water right within one or more of the categories set forth in Paragraph 3 of the Case Management Order and provides the following information:

1. The name and address of the party or parties who sold or otherwise conveyed ownership: Linda Park as Successor Trustee of the Ben & Linda Harrison Trust U/D/T 3-21-96

Name(s)

P. O. Box 82

Street or P.O. Box

Smith Valley	NV	89430
Town or City	State	ZipCode

2. The name and address of each person or entity who acquired ownership

Mann Ranch, LLC, a Nevada limited liability company

Name(s)

P. O. Box 82

Street or P.O. Box

Smith Valley	NV	89430
Town or City	State	ZipCode

3. Attached to or included with this notice is a copy of the (check appropriate box(es)):

XX Deed -Quitclaim Deed

☐ Court Order

☐ Other Document.

by which the change in ownership was accomplished.

4. The undersigned acknowledges that any person or entity who files a Notice of Change of Ownership of Water Right using this form is ultimately responsible for the accuracy of this filing. Consequently, the undersigned acknowledges that any person or entity who files

---

* This notice shall be sent to the following two persons:

Linda Lea Sharer, Chief Deputy Clerk
United States District Court for the District of Nevada
400 South Virginia Street, Suite 301
Reno, NV 89501

And

Susan L. Schneider
United States Department of Justice
P.O. Box 756
Littleton, CO 80160

Case 3:73-cv-00127-ECR-RAM Document 1428 Filed 02/09/2005 Page 3 of 6

such a notice, but retains such water rights, shall nevertheless, be bound by the results of this litigation.

Executed this 23 day of JUN 2009.

By: Linda Park

[signature of counter-defendant]

Linda Park, Successor Trustee of The Ben & Linda Harrison Trust

[name of counter-defendant]

[signature, if applicable, of person acting on behalf of counter-defendant]

[name, if applicable, of person acting on behalf of counter-defendant]

P. O. Box 82
Smith Valley, NV 89430

[address]

[telephone number]

*** THIS IS AN UNOFFICIAL COPY ***

DOC # 436221
12/31/2008 08 24 AM
Official Record
Requested By
ALLISON MACKENZIE ET AL
Lyon County - NV
Mary C Milligan - Recorder
Page 1 of 3 Fee $16 00
Recorded By DLW RPTT

0436221

APN: 10-421-01
When recorded return to
CHRIS MacKENZIE, ESQ
P.O Box 646
Carson City, NV 89702

Affiant's Address/Mail Tax Statements To:
William Park
MANN RANCH, LLC
P O. Box 82
Smith Valley, NV 89460

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of a person or persons as required by NRS 239.030

Linda Park
LINDA PARK

UNOFFICIAL COPY

QUITCLAIM DEED

THIS INDENTURE, made this 29th day of December, 2008, by and between LINDA PARK as Successor Trustee of THE BEN & LINDA HARRISON TRUST U/D/T 3-21-96, hereinafter referred to as "GRANTOR," and MANN RANCH, LLC, a Nevada limited liability company, hereinafter referred to as "GRANTEE."

WITNESSETH:

That the GRANTOR in consideration of the sum of TEN DOLLARS ($10.00) lawful money of the United States, and other good and valuable consideration to GRANTOR in hand paid by the GRANTEE, the receipt and sufficiency of which is hereby acknowledged, does by these presents hereby releases, remises and forever quitclaims unto the GRANTEE and to GRANTEE's heirs, successors and assigns forever, all GRANTOR's right, title and interest in and

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436221 12/31/2008 002 of 3

to that certain real property lying and situate in Lyon County, state of Nevada, and more particularly described as follows:

> Beginning at the North East corner of the South East quarter of Section 18, in Township 11 North, Range 24 East, and thence running West One Hundred and Sixty Rods; then South Sixty Rods; thence East One Hundred and Sixty Rods, thence North Sixty Rods to the place of beginning; containing Sixty acres of land; also Ten (10) Shares of the West Walker River Ditch Company, the water from which Ditch Company is used for the purpose of irrigating the above described land.
>
> Per NRS 111.312, the legal description was previously recorded in the Official Records of Lyon County, Nevada, on March 29, 1996, as Document No. 191810
>
> APN: 10-421-01

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto the said GRANTEE and to GRANTEE's heirs, successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed this deed on the day and year first above written.

THE BEN & LINDA HARRISON TRUST
U/D/T 3-21-96,

By: Linda Park
LINDA PARK
Successor Trustee

UNOFFICIAL COPY

*** THIS IS AN UNOFFICIAL COPY ***

436221 12/31/2008 003 of 3

STATE OF NEVADA)
: ss.
COUNTY OF Lyon)

On 12/24, 2008, personally appeared before me, a notary public, LINDA PARK, who acknowledged to me that(she is the Successor Trustee of THE BEN & LINDA HARRISON TRUST U/D/T 3-21-96, and who further acknowledged to me that she executed the foregoing document on behalf of said trust

Judith A. Jacobsen
NOTARY PUBLIC

JUDITH A JACOBSEN
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No. 93-3471-12 - Expires February 19, 2[illegible]

UNOFFICIAL COPY

J:\CM\P08MNNRNCH QUI.WPD

Case 3:73-cv-00127-RCJ-WGC Document 5 Filed 03/05/10 Page 18 of 132

Division #: 2

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Card #: 31895
Name: Donald P. Marshall

Address: P. O. Box 338
McKenna, WA 98558-0338

O. & M. Local No. 3

Index No. 95
Lyon County No. 4-061-07
Claim No. Pt. of 45
User # 2645
Ditch Fox

Court Decree: C-125, P.25; Fox Ditch Company

PRIORITY	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET REQUIRED PER ACRE	ACRE FEET REQUIRED TOTAL	ACRE FEET APPORTIONED	TOPAZ RES. ACRE FEET	BRIDGEPORT RES. ACRE FEET	CLAIM #
1865	.002	.150	3.2076	0		.000				45
1870	.002	.140	3.2076	0		.000				45
1875	.001	.110	3.2076	8	0.1901	.022				45
1880	.001	.060	3.2076	25	0.594	.033				45
1885	.000	.030	3.2076	29	0.689	.019				45
1890	.000	.010	3.2076	30	0.7128	.009				45
1896	.000	.010	3.2076	32	0.7603	.011				45
TOTAL	.006	.510				.094	.09	.00	.09	

TOTAL ACRES	.510
Water Rt. Acres	.510
Non Wtr Rt. Acres	.000
Acre Feet Storage	.090

LEGAL DESCRIPTION:

Pt. N 1/2 of NE 1/4, Sec. 27;
T 13 N, R 25 E.

COMMENTS:

PROVISIONAL
04/24/01 - Transferred from card #24460 - Hunewill Enterprises LLC
11/04/04 - Transferred from card #7648 - Carpenter Nevada, LLC
06/15/05 - City of Yerington Annexation Phase 1 - changed APN 4-061-15 to 1-481-01
02/08/07 - Transferred from card #10760 - Cottonwood Property Acquisition, LLC
12/26/07 - Transferred from card #10759 - Cottonwood Property

PROVISIONAL

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
#44521	02/19/62	Goldie Hickey to Ray & Viola Diehl.
#49297	04/04/66	Ray & Viola Diehl to Oscar Ivey.
#49567	12/15/66	Oscar Ivey to N. & M.S. Wallace.
#51623	02/08/77	Margaret Wallace to R.C. Food Center, Inc.
#53132	03/31/80	R.C. Food Center, Inc. to Dino & Winnifred Ricci and Arnold Page.
#127071	01/27/89	Dino & Winnifred Ricci and Arnold Page to Hunewill Enterprises.
#184448	07/31/95	Hunewill Enterprises, a general Partnership to Hunewill Enterprises Limited Liability Company, a Nevada Limited Liability Company.
#259152	03/30/01	Hunewill Enterprises Limited Liability Company, a Nevada limited liability company to Carpenter Nevada, LLC, a Nevada limited liability company
#331318	09/20/04	Carpenter Nevada, LLC, a Nevada Limited Liability Company to Cottonwood Property Acquisition, LLC, a Nevada Limited Liability Company
#398701	01/11/07	Parcel Map for Cottonwood Property Acquisition
#11111111	12/26/07	Split parcels from card #10759 - Cottonwood Property Acquisition, LLC to correct water rights

Exhibit 68

Exhibit 68

Division #: 2

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Card #: 31896
Name: Donald P. Marshall

Address: P. O. Box 338
McKenna, WA 98558-0338

O. & M. Local No. 3

Index No. 95
Lyon County No. 4-061-27
Claim No. Pt. of 45
User # 2659
Ditch Fox

Court Decree: C-125, P.25; Fox Ditch Company

PRIORITY	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET REQUIRED PER ACRE	ACRE FEET REQUIRED TOTAL	ACRE FEET APPORTIONED	TOPAZ RES. ACRE FEET	BRIDGEPORT RES. ACRE FEET	CLAIM #
1865	.002	.150	3.2076	0		.000				45
1870	.002	.140	3.2076	0		.000				45
1875	.001	.110	3.2076	8	0.1901	.022				45
1880	.001	.060	3.2076	25	0.594	.033				45
1885	.000	.030	3.2076	29	0.689	.019				45
1890	.000	.010	3.2076	30	0.7128	.009				45
1895	.000	.010	3.2076	32	0.7603	.011				45
TOTAL	.006	.510				.094	.09	.00	.09	

TOTAL ACRES	.510
Water Rt. Acres	.510
Non Wtr Rt. Acres	.000
Acre Feet Storage	.090

LEGAL DESCRIPTION:

Ft. N 1/2 of NE 1/4, Sec. 27;
T 13 N, R 25 E.

PROVISIONAL

COMMENTS:

PROVISIONAL
04/24/01 - Transferred from card #24460 - Hunewill Enterprises LLC
11/04/04 - Transferred from card #7648 - Carpenter Nevada, LLC
[illegible] - City of Yerington Annexation Phase 1 - changed APN [illegible]15 to 1-481-01
[illegible] - Transferred from card #10760 - Cottonwood Property [illegible]on, LLC
12/26/07 - Transferred from card #10759 - Cottonwood Property

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
#44521	02/19/62	Goldie Hickey to Ray & Viola Diehl.
#44-97	04/04/66	Ray & Viola Diehl to Oscar Ivey.
#49-567	12/15/66	Oscar Ivey to N. & M.S. Wallace.
#31623	02/08/77	Margaret Wallace to R.C. Food Center, Inc.
#53132	03/31/80	R.C. Food Center, Inc. to Dino & Winnifred Ricci and Arnold Page.
#123071	01/27/89	Dino & Winnifred Ricci and Arnold Page to Hunewill Enterprises.
#184448	07/31/95	Hunewill Enterprises, a general Partnership to Hunewill Enterprises Limited Liability Company, a Nevada Limited Liability Company.
#269152	03/30/01	Hunewill Enterprises Limited Liability Company, a Nevada limited liability company to Carpenter Nevada, LLC, a Nevada limited liability company
#331318	09/20/04	Carpenter Nevada, LLC, a Nevada Limited Liability Company to Cottonwood Property Acquisition, LLC, a Nevada Limited Liability Company
#398701	01/11/07	Parcel Map for Cottonwood Property Acquisition
#11111111	12/26/07	Split parcels from card #10759 - Cottonwood Property Acquisition, LLC to correct water rights

420995

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Cottonwood Property Acquisitions LLC, a Nevada Limited Liability Company

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

MASON VALLEY COUNTRY CLUB, LLC, A NEVADA LIMITED LIABILITY COMPANY

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Yerington, County of Lyon State of Nevada bounded and described as follows:

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

Parcels 2, 3, and 4 of the Parcel Map for COTTONWOOD PROPERTY ACQUISITION, according to the map thereof, filed in the office of the County Recorder of Lyon County, State of Nevada on January 11, 2007 as Document No. 398701, Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, water rights if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 11/30/2007

Doc #: DV 420995
02/19/2008 09:30AM
Official Record
Requested By
WESTERN TITLE INC RIDGE
Lyon County - NV
Mary C. Milligan - Recorder
Page: 1 of 1 Fee: $16.00
Recorded By CDL RPTT: $1,950.00

STATE OF NEVADA
DECLARATION OF VALUE

1. **Assessor Parcel Number(s)**
   a) 001-481-04, 06, 07

2. **Type of Property:**
   a) ☒ Vacant Land b) ☐ Single Fam. Res.
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   i) ☒ Other GOLF COURSE

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #:
Book: Page:
Date of Recording:
Notes:

3. **Total Value/Sales Price of Property:** $500,000.00
   Deed in Lieu of Foreclosure Only (value of property)
   Transfer Tax Value: $500,000.00
   Real Property Transfer Tax Due: $1,950.00

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per NRS 375.090, Section:
   b. Explain Reason for Exemption:

5. **Partial Interest: Percentage being transferred: %**

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exception, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: James R Davenport **Capacity** Grantor

Signature: **Capacity**

SELLER (GRANTOR) INFORMATION (REQUIRED)		**BUYER (GRANTEE) INFORMATION** (REQUIRED)	
Print Name:	Cottonwood Property Acquisitions LLC, a Nevada Limited Liabiltiy Company	**Print Name:**	MASON VALLEY COUNTRY CLUB LLC
Address:	3875 LAKESIDE DRIVE STE B	**Address:**	8910 UNIVERSITY CENTER LANE STE 400
City:	RENO	**City:**	SAN DIEGO
State:	NV **Zip:** 89509	**State:**	CA **Zip:** 92122

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, Inc. **Esc. #:** 015509-PAH
Address: Ridge Office

COTTONWOOD PROPERTY ACQUISITIONS LLC
A NEVADA LIMITED LIABILITY COMPANY

BY: _____
JAMES R. DAVENPORT, MANAGER

BY: _____
ROXWELL HAFDAHL, MANAGER

STATE OF NEVADA }ss

COUNTY OF WASHOE
This instrument was acknowledged before me on

Feb. 4, 2008

by JAMES R. DAVENPORT AND Roxwell Hafdahl.

_____
Notary Public

K.J. ELKINS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 93-2064-2 - Expires April 23, 2009

FILED
ENTERED
RECEIVED
SERVED ON
COUNSEL/PARTIES OF RECORD
AUG - 7 2007
CLERK US DISTRICT COURT
DISTRICT OF NEVADA
DEPUTY

IN THE UNITED STATES DISTRICT COURT

FOR THE DISTRICT OF NEVADA

UNITED STATES OF AMERICA, Plaintiff, WALKER RIVER PAIUTE TRIBE, Plaintiff-Intervenor, v. WALKER RIVER IRRIGATION DISTRICT, a corporation, et al., Defendants.	In Equity No. C-125-ECR Subfile No. C-125-B **NOTICE OF CHANGE OF OWNERSHIP OF WATER RIGHT** 13-CV-127

The undersigned counter-defendant in the above action hereby notifies the Court and the United States that the undersigned (or the entity on whose behalf the undersigned is acting) has sold or otherwise conveyed ownership of all or a portion of a water right within one or more of the categories set forth in Paragraph 3 of the Case Management Order and provides the following information:

1. The name and address of the party or parties who sold or otherwise conveyed ownership:

JOHN G. BAUMGARTNER AND BEVERLY I. BAUMGARTNER, HUSBAND & WIFE
Name(s)

PROPERTY ADDRESS: 2 THURSTON WAY
Street or P.O. Box

PARCEL # 014-601-40
LYON CO. NV

YERINGTON NV 89447
Town or City State ZipCode

2. The name and address of each person or entity who acquired ownership

PAUL McCAIN AND LEONOR McCAIN, HUSBAND & WIFE
Name(s)

MAILING ADDRESS. P.O. BOX 1773
Street or P.O. Box

FREEDOM CA 95019
Town or City State ZipCode

3. Attached to or included with this notice is a copy of the (check appropriate box(es)):

- ☒ Deed
- ☐ Court Order
- ☐ Other Document.

by which the change in ownership was accomplished.

4. The undersigned acknowledges that any person or entity who files a Notice of Change of Ownership of Water Right using this form is ultimately responsible for the accuracy of this filing. Consequently, the undersigned acknowledges that any person or entity who files

---

* This notice shall be sent to the following two persons:

Linda Lea Sharer, Chief Deputy Clerk
United States District Court for the District of Nevada
400 South Virginia Street, Suite 301
Reno, NV 89501

And

Susan L. Schneider
United States Department of Justice
P.O. Box 756
Littleton, CO 80160

such a notice, but retains such water rights, shall nevertheless, be bound by the results of this litigation.

Executed this 1st day of August 2007.

John G. Baumgartner
Beverly I. Baumgartner
[signature of counter-defendant]

JOHN G. BAUMGARTNER

BEVERLY I. BAUMGARTNER
[name of counter-defendant]

[signature, if applicable, of person acting on behalf of counter-defendant]

[name, if applicable, of person acting on behalf of counter-defendant]

1280 CANVASBACK DR
CARSON CITY NV 89701
[address]

775-884-4675
[telephone number]

DOC # 411345
07/31/2007 11 18 AM
Official Record
Requested By
NORTHERN NEVADA TITLE
Lyon County - NV
Mary C Milligan - Recorder
Page 1 of 2 Fee $15 00
Recorded By MCW RPTT $922 35

0411345

A.P.N. 014-601-40
Escrow No.: LY-305638A-DA
305638A

RECORDING REQUESTED BY

MAIL TAX STATEMENTS AND WHEN RECORDED, MAIL TO

Paul McCain
~~2 Thurston Way~~
~~Yerington, NV 89447~~
P.O. Box [illegible]
Freedom, CA [illegible]19

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s)

Documentary transfer tax is $922.35, computed on full value of property conveyed.

GRANT, BARGAIN, SALE DEED

That John G. Baumgartner and Beverly I. Baumgartner, Husband and Wife as Joint Tenants with Right of Survivorship in consideration of $10 00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Paul McCain and Leoner McCain, Husband and Wife as Joint Tenants with Right of Survivorship all that real property in the County of Lyon, State of Nevada, bounded and described as follows

Parcel 1 as shown on that certain Parcel Map for R. McCullough recorded in the Official Records of Lyon County, Nevada on March 8, 1990 as Document No. 131641.

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

Dated July 16, 2007

John G. Baumgartner
John G Baumgartner

Beverly I. Baumgartner
Beverly I Baumgartner

UNOFFICIAL COPY

411345 07/31/2007
002 of 2

STATE OF NEVADA)

COUNTY OF LYON)

On 7-17-07 personally appeared before me, a Notary Public,

John G. Baumgartner and

Beverly I. Baumgartner

who acknowledged that they executed the above instrument

Signature _____
(Notary Public)

GIANEL ARVIZO
Notary Public State of Nevada
Appointment Recorded in Lyon County
No. 98-6065-12 - Expires September 20, 2008

UNOFFICIAL COPY

DOC # DV-411345
07/31/2007 11 10 AM
Official Record

Requested By
NORTHERN NEVADA TITLE

Lyon County - NV
Mary C Milligan - Recorder
Page 1 of 1 Fee $15 00
Recorded By MCM RPTT $922 35

FOR REC
Document/I
Book:
Date of Rec
Notes

State of Nevada Declaration of Value

1 **Assessor Parcel Number(s)**
a) 014-601-40
b)
c)

2 **Type of Property**
a) ☐ Vacant Land b) ☑ Single Fam. Res
c) ☐ Condo /Twnhse d) ☐ 2-4 Plex
e) ☐ Apt Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other

3 **Total Value/Sale Price of Property** $236,500 00
Deed in Lieu of Foreclosure Only (value of property) $
Transfer Tax Value $236,500 00
Real Property Transfer Tax Due $ 922 35

3. **If Exemption Claimed:**
a. Transfer Tax Exemption, per NRS 375 090 Section
b Explain Reason for Exemption

5 Partial Interest Percentage Being Transferred %

The undersigned, declares and acknowledges, under penalty of perjury, pursuant to NRS 375 060 and NRS 375 110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature John G Baumgartner Capacity Grantor
Signature Beverly J Baumgartner Capacity Grantor
By: Paul McCain

UNOFFICIAL COPY

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
Print Name John G. Baumgartner	Print Name Paul McCain
Address 2 Thurston Way	Address PO Box 1773
City Yerington	City Freedom
State NV Zip 89447	State CA Zip 95019

COMPANY/PERSON REQUESTING RECORDING
Co Name Northern Nevada Title Company Esc # LY-305638A-DA
Address 30 North Main Street
City Yerington State NV Zip 89447-2278

Division #: 2

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Card #: 35660

Name: George B. & Elizabeth D. Moseley

Address: 10 La Buena Vida
Yerington, NV 89447

O. & M. Local No. 3

Index No. 95
Lyon County No. 4-061-18
Claim No. Pt. of 45
User # 2654
Ditch Fox

Court Decree: C-125, P.25; Fox Ditch Company

PRIORITY	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET REQUIRED PER ACRE	ACRE FEET REQUIRED TOTAL	ACRE FEET APPORTIONED	TOPAZ RES. ACRE FEET	BRIDGEPORT RES. ACRE FEET	CLAIM #
1865	.002	.150	3.2076	0		.000				45
1870	.002	.140	3.2076	0		.000				45
1875	.001	.110	3.2076	8	0.1901	.022				45
1880	.001	.060	3.2076	25	0.594	.033				45
1885	.000	.030	3.2076	29	0.689	.019				45
1890	.000	.010	3.2076	30	0.7128	.009				45
1895	.000	.010	3.2076	32	0.7603	.011				45
TOTAL	.006	.510				.094	.09	.00	.09	

TOTAL ACRES	.510
Water Rt. Acres	.510
Non Wtr Rt. Acres	.000
Acre Feet Storage	.090

LEGAL DESCRIPTION:

Fr. N 1/2 of NE 1/4, Sec. 27;
T 13 N, R 25 E.

COMMENTS:

PROVISIONAL
04/24/01 - Transferred from card #24460 - Hunewill Enterprises LLC
11/04/04 - Transferred from card #7648 - Carpenter Nevada, LLC
06/15/05 - City of Yerington Annexation Phase 1 - changed APN 4-061-15 to 1-481-01
02/08/07 - Transferred from card #10760 - Cottonwood Property Acquisition, LLC
12/26/07 - Transferred from card #10759 - Cottonwood Property

PROVISIONAL

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
#44-521	02/19/62	Goldie Hickey to Ray & Viola Diehl.
#49-91	04/04/66	Ray & Viola Diehl to Oscar Ivey.
#49-567	12/15/66	Oscar Ivey to N. & M.S. Wallace.
#31623	02/08/77	Margaret Wallace to R.C. Food Center, Inc.
#53132	03/31/80	R.C. Food Center, Inc. to Dino & Winnifred Ricci and Arnold Page.
#122071	01/27/89	Dino & Winnifred Ricci and Arnold Page to Hunewill Enterprises.
#184444	07/31/95	Hunewill Enterprises, a general Partnership to Hunewill Enterprises Limited Liability Company, a Nevada Limited Liability Company.
#259152	03/30/01	Hunewill Enterprises Limited Liability Company, a Nevada limited liability company to Carpenter Nevada, LLC, a Nevada limited liability company
#331318	09/20/04	Carpenter Nevada, LLC, a Nevada Limited Liability Company to Cottonwood Property Acquisition, LLC, a Nevada Limited Liability Company
#398701	01/11/07	Parcel Map for Cottonwood Property Acquisition
#1111111	12/26/07	Split parcels from card #10759 - Cottonwood Property Acquisition, LLC to correct water rights

Exhibit 74

Division #: 2

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Card #: 35715
Name: John Murray

Address: 12 La Buena Vida
Yerington, NV 89447

O. & M. Local No. 3

Index No. 95
Lyon County No. 4-061-19
Claim No. Pt. of 45
User # 2655
Ditch Fox

Court Decree: C-125, P.25; Fox Ditch Company

PRIORITY	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET REQUIRED PER ACRE	ACRE FEET REQUIRED TOTAL	ACRE FEET APPORTIONED	TOPAZ RES. ACRE FEET	BRIDGEPORT RES. ACRE FEET	CLAIM #
1865	.002	.150	3.2076	0		.000				45
1870	.002	.140	3.2076	0		.000				45
1875	.001	.110	3.2076	8	0.1901	.022				45
1880	.001	.060	3.2076	25	0.594	.033				45
1885	.000	.030	3.2076	29	0.689	.019				45
1890	.000	.010	3.2076	30	0.7126	.009				45
1895	.000	.010	3.2076	32	0.7603	.011				45
TOTAL	.006	.510				.094	.09	.00	.09	

TOTAL ACRES	.510
Water Rt. Acres	.510
Non Wtr Rt. Acres	.000
Acre Feet Storage	.090

LEGAL DESCRIPTION:

FR N 1/2 of NE 1/4, Sec. 27;
T 13 N, R 25 E.

COMMENTS:

PROVISIONAL
04/24/01 - Transferred from card #24460 - Hunewill Enterprises LLC
11/04/04 - Transferred from card #7646 - Carpenter Nevada, LLC
06/15/05 - City of Yerington Annexation Phase 1 - changed APN 4-061-15 to 1-481-01
02/08/07 - Transferred from card #10760 - Cottonwood Property Acquisition, LLC
12/26/07 - Transferred from card #10759 - Cottonwood Property

PROVISIONAL

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
#44-521	02/19/62	Goldie Hickey to Ray & Viola Diehl.
#45-97	04/04/66	Ray & Viola Diehl to Oscar Ivey.
#49-567	12/15/66	Oscar Ivey to N. & M.S. Wallace.
#31623	02/08/77	Margaret Wallace to R.C. Food Center, Inc.
#53132	03/31/80	R.C. Food Center, Inc. to Dino & Winnifred Ricci and Arnold Page.
#122071	01/27/89	Dino & Winnifred Ricci and Arnold Page to Hunewill Enterprises.
#134448	07/31/95	Hunewill Enterprises, a general Partnership to Hunewill Enterprises Limited Liability Company, a Nevada Limited Liability Company.
#259152	03/30/01	Hunewill Enterprises Limited Liability Company, a Nevada limited liability company to Carpenter Nevada, LLC, a Nevada limited liability company
#131318	09/20/04	Carpenter Nevada, LLC, a Nevada Limited Liability Company to Cottonwood Property Acquisition, LLC, a Nevada Limited Liability Company
#198701	01/11/07	Parcel Map for Cottonwood Property Acquisition
#11111111	12/26/07	Split parcels from card #10759 - Cottonwood Property Acquisition, LLC to correct water rights

Division #: 2

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Card #: 36940

Name: Ronald L. & Sue E. Newton Trust
Ronald L. & Sue E. Newton, Co-Trustees

Address: P. O. Box 148
Yerington, NV 89447

O. & M. Local No. 3

Court Decree: C-125, P.25; Fox Ditch Company

Index No. 95
Lyon County No. 4-061-22
Claim No. Pt. of 45
User # 2658
Ditch Fox

PRIORITY	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET REQUIRED PER ACRE	ACRE FEET REQUIRED TOTAL	ACRE FEET APPORTIONED	TOPAZ RES. ACRE FEET	BRIDGEPORT RES. ACRE FEET	CLAIM #
1865	.002	.150	3.2076	0		.000				45
1870	.002	.140	3.2076	0		.000				45
1875	.001	.110	3.2076	8	0.1901	.022				45
1880	.001	.060	3.2076	25	0.594	.033				45
1885	.000	.030	3.2076	29	0.689	.019				45
1890	.000	.010	3.2076	30	0.7128	.009				45
1895	.000	.010	3.2076	32	0.7603	.011				45
TOTAL	.006	.510				.094	.09	.00	.09	

TOTAL ACRES	.510
Water Rt. Acres	.510
Non Wtr Rt. Acres	.000
Acre Feet Storage	.090

LEGAL DESCRIPTION:

Fr. # 1/2 of NE 1/4, Sec. 27;
T 13 N, R 25 E.

COMMENTS:

PROVISIONAL
04/24/01 - Transferred from card #24460 - Hunewill Enterprises LLC
11/04/04 - Transferred from card #7648 - Carpenter Nevada, LLC
06/15/05 - City of Yerington Annexation Phase 1 - changed APN 4-061-15 to 1-481-01
02/08/07 - Transferred from card #10760 - Cottonwood Property Acquisition, LLC
12/26/07 - Transferred from card #10759 - Cottonwood Property

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
#44521	02/19/62	Goldie Hickey to Ray & Viola Diehl.
#49597	04/04/66	Ray & Viola Diehl to Oscar Ivey.
#49667	12/15/66	Oscar Ivey to N. & M.S. Wallace.
#31623	02/08/77	Margaret Wallace to R.C. Food Center, Inc.
#53132	03/31/80	R.C. Food Center, Inc. to Dino & Winnifred Ricci and Arnold Page.
#122071	01/27/89	Dino & Winnifred Ricci and Arnold Page to Hunewill Enterprises.
#184448	07/31/95	Hunewill Enterprises, a general Partnership to Hunewill Enterprises Limited Liability Company, a Nevada Limited Liability Company.
#259152	03/30/01	Hunewill Enterprises Limited Liability Company, a Nevada limited liability company to Carpenter Nevada, LLC, a Nevada limited liability company
#331318	09/20/04	Carpenter Nevada, LLC, a Nevada Limited Liability Company to Cottonwood Property Acquisition, LLC, a Nevada Limited Liability Company
#394701	01/11/07	Parcel Map for Cottonwood Property Acquisition
#11111111	12/26/07	Split parcels from card #10759 - Cottonwood Property Acquisition, LLC to correct water rights

Exhibit 75

Case 3:73-cv-00127-MMD-CSD Document 5 Filed 03/05/10 Page 32 of 132

Exhibit 76

Assessor Home | Back to Search List

Personal Property | Sales Data | Secured Tax Inquiry | Recorder Search

Parcel Detail for Parcel # 009-052-03

Location

Property Location 73 PINON DR

Town SMITH VALLEY

Subdivision VALLEY VIEW RANCHOS Lot 11 Block

Property Name

Remarks JL OLSON FAMILY TRUST DTD 4/5/07

Add'l Addresses

Assessor Maps

Legal Description

Description

Total Acres 10.000 Ag Acres .000 W/R Acres .000

Improvements

Single-fam Detached	1	Non-dwell Units 0	Bdrm/Bath 4/3.00
Single-fam Attached	0	MH Hookups 0	Stories 1.0
Multi-fam Units	0	Wells 1	
Mobile Homes	0	Septic Tanks 1	
Total Dwelling Units	1	Bldg Sq Ft 2,495	
		Garage Sq Ft 936	Attch/Detch A
		Basement Sq Ft 0	Finished 0

Improvement List

Ownership

Assessed Owner Name OLSON, JERRY G & LESLIE J TRS

Mailing Address 79 PINON DR
WELLINGTON, NV 89444-0000

Legal Owner Name OLSON, JERRY G & LESLIE J TRS

Ownership History

Document History

Appraisal Classifications

Current Land Use Code 200

Code Table

Zoning RR3

Re-appraisal Group 2 Re-appraisal Year 2005

Orig Constr Year 1991 Weighted Year

Case 3:73-cv-00127-MMD-CSD Document 5 Filed 03/05/10 Page 33 of 132

Ownership History for Parcel # 009-052-03

Current Owners	
Name	From
OLSON, JERRY G & LESLIE J TRS 79 PINON DR WELLINGTON, NV 89444-0000	2007
OLSON, LESLIE J TR	2007

Prior Owners		
Name	From	To
OLSON, LESLIE MAC MANNUS ET AL 79 PINON DR WELLINGTON, NV 89444-0000	2006	2007
OLSON, JERRY G	2006	2007
MAC MANNUS, LESLIE 79 PINON DR WELLINGTON, NV 89444-0000	2002	2006
HALTON, LESLIE J ET AL 79 PINON DR WELLINGTON, NV 89444-0000	2001	2002
HALTON, LESLIE	2001	2002
HALTON, THOMAS J & LESLIE J 79 PINION DR WELLINGTON, NV 89444	1986	2001
HALTON, LESLIE J 79 PINION DR WELLINGTON, NV 89444	1986	2001

NOTE: This is not a complete history and should not be used in place of a title search.

Close Window

State of Nevada - Division of Water Resources

901 S. Stewart Street
2nd Floor
Carson City, NV 89701

Alan Saunders
PO Box 2797
Carson City, NV 89702-2797

Receipt

Payment Method	Check No.	Receipt #
Check	1854	220243

Date	Item	Description	Amount
11/27/2007	DEEDS - PERMIT	DEED FILING FEE - PERMIT # 64509	35.00

Gloria Lash

Total $35.00

09-107

State of Nevada

May-06

REPORT OF CONVEYANCE

of a water right to

Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer

ITEM

1 APPLICATION/ PERMIT No. 64509 PROOF, or CLAIM No.: _____ STATUS: Permit USE: Irr & Dom

2 CURRENT HOLDER(S) SHOWN BY THE STATE ENGINEER: The Clemens Family Trust (Thomas Clemens & Susan Clemens)

(Please show next to permit No. 64509...Certificate No. 16361

If any item requires additional space, please use Item 13 Remarks: or attach 8 1/2" X 11" sheets referencing appropriate item number.

3 NEW HOLDER(S) or BENEFICIARY(S): Jon and Molly Park

ADDRESS: 860 North Hiway 395

CITY: Gardnerville STATE: NV ZIP CODE: 89410 PHONE: 775-265-2031

4 INVENTORY DOCUMENTS BY CATEGORY AND NUMBER OF EACH IN CHAIN OF TITLE. See *Guidelines* Page 2

DEED(S).....	1	CORRECTION DEED(S).....		OTHER:			
DEED(S) OF TRUST.....		RECONVEYANCE...at no charge		TOTAL NUMBER OF $$ DOCUMENTS =>			
NOTICE(S) OF PLEDGE.....		MAP(S) at no charge.....		TOTAL # X $10 each =	$		.00
DEATH CERTIFICATES.....		AFF OF ID at no charge.....		Report filing fee = $25.00	$	25	.00
DECREE(S) OF DISTR.....		OTHER:		TOTAL FEES SUBMITTED*	$		.00

5 *ONE, ONE-TIME $25 FILING FEE MUST ACCOMPANY THESE REPORT(S) +$10 PER CONVEYANCE DOCUMENT LISTED ABOVE.

6 This REPORT requires an ABSTRACT OF TITLE listing the above documents in chronological order, from the current holder(s) of record (ITEM 2) with the Division of Water Resources, Office of the State Engineer, to the proposed, new holder(s) of record (ITEM 3). Document(s) must be recorded in the Office(s) of the respective County Recorder(s).

If the legal description on any deed(s) refer(s) to a subdivision lot or parcel or assessor's parcel number, or lists any deviation(s) different than the place of use in a Quarter/Quarter/Section/Township/Range format, a copy of the map referred to in said deed(s) *is required.* Copies of maps should be 8 1/2" x 11" or 11" x 17". Please refer to instruction sheet for details.

7 LIST SUPPLEMENTAL RIGHTS: _____

8 COUNTY: POINT OF DIVERSION: Lyon COUNTY: PLACE(S) OF USE: Same

9 PLACE(S) OF USE: Qtr. SE Qtr. NE Sec. 28 TWNSHP 11N RANGE 24E APN: 009-122-10

10 AMOUNT (DUTIES) TO BE ASSIGNED: _____ CFS 8 ACRE-FEET or MGA 5 ACRES or UNITS

11 DOES THE CURRENT HOLDER INTEND TO RETAIN ANY PORTION OF THE WATER RIGHT? YES ____ NO X

12 IS AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. OF THIS RIGHT TO BE FILED? YES ____ NO X

13 IF AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. IS ALREADY FILED, INDICATE THE NUMBER: ____

14 List any other water rights relating to this Report of Conveyance that has been filed using this same abstract and chain of title.

15 Additional Space/Remarks: _____

16 *"I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer."*

SUBSCRIBED AND SWORN TO BEFORE ME THI ~~1st~~ 27 DAY OF Mo. November Yr. 2007

(SS) Gloria K. Lash
Notary Signature Required

NOTARY PUBLIC IN AND FOR THE COUNTY OF Carson City STATE OF Nevada

MY COMMISSION EXPIRE _____

GLORIA K. LASH
NOTARY PUBLIC
STATE OF NEVADA
No.88-0298-5 My Appt. Exp. Dec. 20, 2010
NOTARY STAMP

SIGNATURE: _____

PRINT NAME: ALAN SAUNDERS

MAILING ADDRESS: 1513 Hiway 395

FIRM NAME: Realty Executives Nevada's Choice

CITY: Gardnerville STATE: NV ZIP CODE: 89410

PHONE: (775) 291-6882

OWNER?: ____

AGENT?: X

RECEIVED 2007 NOV 27 PM 1:31 DIVISION OF WATER RESOURCES

THIS DOUBLE SIDED FORM CAN BE COPIED ONTO GREEN PAPER ONLY.

Exhibit 77/78

A.P.N. #	009-122-10
R.P.T.T.	$2,769.00
Escrow No.	1001936WD

Recording Requested By:

stewart title of nevada

Mail Tax Statements To: *Same as below*

When Recorded Mail To:

Mr. & Mrs. Park
19 Garms Circle
Smith, NV 89430

DOC # 417141
Conformed Copy
(Not Compared to Original)
11/26/2007 03:49 PM
Official Record
Requested By
STEWART TITLE OF NEVADA
Lyon County - NV
Mary C. Milligan - Recorder

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Thomas Otto Clemens, Trustee and Susan Jean Clemens, Trustee of the Clemens Family Trust Dated January 30, 1996** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **Jon Park and Molly Park, husband and wife as joint tenants** and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Lyon, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated:

RECEIVED
2007 NOV 27 PM 1:34
STATE ENGINEERS OFFICE

The Clemens Family Trust
Dated January 30, 1996

Thomas Otto Clemens
Trustee

Susan Jean Clemens
Trustee

State of Nevada }
} ss.
County of ~~Lyon~~ Douglas }

This instrument was acknowledged before me on 11/21/07
by: Thomas Clemens, Susan Clemens

Signature: _____
Notary Public

NOTARY PUBLIC
STATE OF NEVADA
County of Douglas
WENDY DUNBAR
No: 02-79065-5
My Appointment Expires Dec. 16, 2010

(One Inch Margin on all sides of Document for Recorder's use Only)

Exhibit A
LEGAL DESCRIPTION

File Number: 1001936

LOT 10, as shown on the final map of Garms Estates, recorded in the Official Records of Lyon County, Nevada, on February 3, 1994, as Document No. 168473.

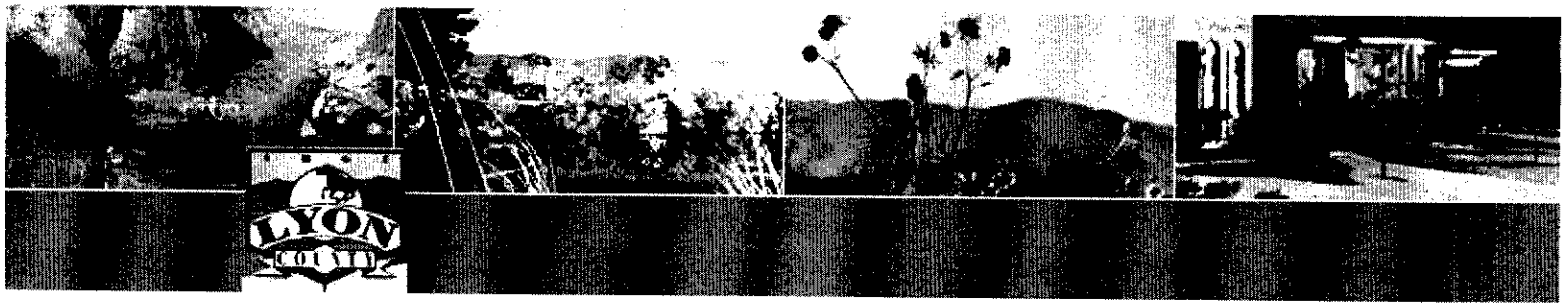
ASSESSOR'S PARCEL NO. 009-122-10

Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.

RECEIVED
2007 NOV 27 PM 1:34
STATE ENGINEER'S OFFICE

Case 3:73-cv-00127-MMD-CSD Document 5 Filed 03/05/10 Page 38 of 132

Exhibit 79



Assessor Home | Back to Search List

Personal Property | Sales Data | Secured Tax Inquiry | Recorder Search

Parcel Detail for Parcel # 010-504-08

Location

Property Location 2300 HWY 208
Town SMITH VALLEY
Subdivision Lot Block
Property Name
Remarks

Add'l Addresses
Assessor Maps
Legal Description

Description

Total Acres .250 | Ag Acres .000 | W/R Acres .000

Improvements

Single-fam Detached 1 | Non-dwell Units 0 | Bdrm/Bath 2/1.00
Single-fam Attached 0 | MH Hookups 0 | Stories 1.0
Multi-fam Units 0 | Wells 1
Mobile Homes 0 | Septic Tanks 1
Total Dwelling Units 1 | Bldg Sq Ft 1,064
Garage Sq Ft 0 | Attch/Detch
Basement Sq Ft 1,064 | Finished 0

Improvement List

Ownership

Assessed Owner Name PARK, WILLIAM A
Mailing Address 2300 HWY 208
SMITH, NV 89430-0000

Ownership History
Document History

Legal Owner Name PARK, WILLIAM A
Vesting Doc#, Date 396263 11/30/06 Book/Page /
Map Document #s

Appraisal Classifications

Current Land Use Code 200

Code Table

Zoning C1 RR2
Re-appraisal Group 2 | Re-appraisal Year 2005
Orig Constr Year 1951 | Weighted Year

Case 3:73-cv-00127-MMD-CSD Document 5 Filed 03/05/10 Page 39 of 132

Ownership History for Parcel # 010-504-08

Current Owners	
Name	From
PARK, WILLIAM A 2300 HWY 208 SMITH, NV 89430-0000	2006

Prior Owners		
Name	From	To
HARRISON, BENJAMIN A ET AL TRS P O BOX 11 SMITH, NV 89430	1996	2006
HARRISON, LINDA M TR P O BOX 11 SMITH, NV 89430	1996	2006
HARRISON, BEN & LINDA P O BOX 11 SMITH, NV 89430	1986	1996
HARRISON, LINDA P O BOX 11 SMITH, NV 89430	1986	1996

NOTE: This is not a complete history and should not be used in place of a title search.

Close Window

Division #: 2

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Card #: 42297
Name: Candace L. Ray

Address: 1172 Green Hill Dr.
Roseville, CA 95661

O. & M. Local No. 3

Index No. 95
Lyon County No. 4-061-02
Claim No. Pt. of 45
User # 2536
Ditch Fox

Court Decree: C-125, P.25; Fox Ditch Company

PRIORITY	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET REQUIRED PER ACRE	ACRE FEET REQUIRED TOTAL	ACRE FEET APPORTIONED	TOPAZ RES. ACRE FEET	BRIDGEPORT RES. ACRE FEET	CLAIM #
1865	.001	.100	3.2076	0		.000				45
1870	.001	.100	3.2076	0		.000				45
1875	.001	.080	3.2076	8	0.1901	.015				45
1880	.001	.040	3.2076	25	0.594	.023				45
1885	.000	.020	3.2076	29	0.689	.013				45
1890	.000	.010	3.2076	30	0.7128	.006				45
1895	.000	.010	3.2076	32	0.7603	.008				45
TOTAL	.004	.360				.065	.07	.00	.07	

TOTAL ACRES	.360
Water Rt. Acres	.360
Non Wtr Rt. Acres	.000
Acre Feet Storage	.070

LEGAL DESCRIPTION:

Fr. N 1/2 of NE 1/4, Sec. 27;
T 13 N, R 25 E.

COMMENTS:

PROVISIONAL
04/24/01 - Transferred from card #24460 - Hunewill Enterprises LLC
11/04/04 - Transferred from card #7648 - Carpenter Nevada, LLC
06/15/05 - City of Yerington Annexation Phase 1 - changed APN 4-061-15 to 1-481-01
02/06/07 - Transferred from card #10760 - Cottonwood Property Acquisition, LLC
12/26/07 - Transferred from card #10759 - Cottonwood Property

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
#44621	02/19/62	Goldie Hickey to Ray & Viola Diehl.
#45297	04/04/66	Ray & Viola Diehl to Oscar Ivey.
#45567	12/15/66	Oscar Ivey to N. & M.S. Wallace.
#31623	02/08/77	Margaret Wallace to R.C. Food Center, Inc.
#63132	03/31/80	R.C. Food Center, Inc. to Dino & Winnifred Ricci and Arnold Page.
#122071	01/27/89	Dino & Winnifred Ricci and Arnold Page to Hunewill Enterprises.
#164148	07/31/95	Hunewill Enterprises, a general Partnership to Hunewill Enterprises Limited Liability Company, a Nevada Limited Liability Company.
#255152	03/30/01	Hunewill Enterprises Limited Liability Company, a Nevada limited liability company to Carpenter Nevada, LLC, a Nevada limited liability company
#331318	09/20/04	Carpenter Nevada, LLC, a Nevada Limited Liability Company to Cottonwood Property Acquisition, LLC, a Nevada Limited Liability Company
#398701	01/11/07	Parcel Map for Cottonwood Property Acquisition
#11111111	12/26/07	Split parcels from card #10759 - Cottonwood Property Acquisition, LLC to correct water rights

PROVISIONAL

Exhibit 80

State of Nevada - Division of Water Resources

901 S. Stewart Street
2nd Floor
Carson City, NV 89701

TEC CIVIL ENGINEERING CONSULANTS
9480 DOUBLE DIAMOND PKWY STE 200
RENO NV 89521

Receipt

Payment Method	Check No.	Receipt #
Check	27749	221335

Date	Item	Description	Amount
1/7/2008	DEEDS - PERMIT	DEED FILING FEE - PERMIT # 57683	35.00

Received by: Sue Cox SC

Total $35.00

09-106

May-06

State of Nevada

REPORT OF CONVEYANCE

of a water right to

Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer

ITEM

1 APPLICATION / PERMIT No. 57683 PROOF, or CLAIM No.: _____ STATUS: PERMIT USE: QM

2 CURRENT HOLDER(S) SHOWN BY THE STATE ENGINEER: Topaz Ranch Estates General Improvement District

If any item requires additional space, please use Item 15 Remarks: or attach 8 1/2" X 11" sheets referencing appropriate item number.

3 NEW HOLDER(S) or BENEFICIARY(S): Harold J. Rosso Trust

ADDRESS: 830 Cavelti Road
CITY: Gardnerville STATE: NV ZIP CODE: 89410 PHONE: 775-266-4265

4 INVENTORY DOCUMENTS BY CATEGORY AND NUMBER OF EACH IN CHAIN OF TITLE. See *Guidelines* Page 2

DEED(S).....	1	CORRECTION DEED(S).....		OTHER:	
DEED(S) OF TRUST.....		RECONVEYANCE...at no charge		TOTAL NUMBER OF $$ DOCUMENTS =>	1
NOTICE(S) OF PLEDGE.....		MAP(S) at no charge.....		TOTAL # X $10 each =	$ 10 .00
DEATH CERTIFICATES.....		AFF OF ID at no charge.....		Report filing fee = $25.00	$ 25 .00
DECREE(S) OF DISTR.....		OTHER:		TOTAL FEES SUBMITTED*	$ 35 .00

5 *ONE, ONE-TIME $25 FILING FEE MUST ACCOMPANY THESE REPORT(S) +$10 PER CONVEYANCE DOCUMENT LISTED ABOVE.

6 This REPORT requires an ABSTRACT OF TITLE listing the above documents in chronological order, from the current holder(s) of record (ITEM 2) with the Division of Water Resources, Office of the State Engineer, to the proposed, new holder(s) of record (ITEM 3). Document(s) must be recorded in the Office(s) of the respective County Recorder(s).

If the legal description on any deed(s) refer(s) to a subdivision lot or parcel or assessor's parcel number, or lists any deviation(s) different than the place of use in a Quarter/Quarter/Section/Township/Range format, a copy of the map referred to in said deed(s) *is required.* Copies of maps should be 8 1/2" x 11" or 11" x 17". Please refer to *Guidelines* sheet for details.

7 LIST SUPPLEMENTAL RIGHTS: _____

8 COUNTY: POINT OF DIVERSION: Douglas COUNTY: PLACE(S) OF USE: Douglas

9 PLACE(S) OF USE: See Attachment "A"

10 AMOUNT (DUTIES) TO BE ASSIGNED: 0.1211 CFS 6.06 ACRE-FEET _____ ACRES or UNITS

11 DOES THE CURRENT HOLDER INTEND TO RETAIN ANY PORTION OF THE WATER RIGHT? YES X NO ____

12 IS AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. OF THIS RIGHT TO BE FILED? YES ____ NO X

13 IF AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. IS ALREADY FILED, INDICATE THE NUMBER: _____

14 List any other water rights relating to this Report of Conveyance that has been filed using this same abstract and chain of title.
None

15 Additional Space/Remarks: These water rights are being conveyed in accordance with the Topaz Ranch Estates General Improvement District's water policy which provides for the conveyance of water rights to individuals for relinquishment purposes. A relinquishment of these water rights will be made by the new owner in conjunction with a parcel map review. This conveyance reduces the total combined duty of all the GID's water rights by 6.06 acre-feet annually.

16 *" I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer."*

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 3 DAY OF
Mo. January Yr. 2008
(SS) Antoinette K. Morrison
Notary Signature Required

NOTARY PUBLIC IN AND FOR THE
COUNTY OF Washoe
STATE OF Nevada
MY COMMISSION EXPIRE 2/8/08

SIGNATURE: G M Bil
PRINT NAME: GREGORY M. BILYEU
MAILING ADDRESS: 9480 DOUBLE DIAMOND PARKWAY, SUITE A
FIRM NAME: TEC CIVIL ENGINEERING CONSULTANTS
CITY: RENO STATE: NV ZIP CODE: 89521
PHONE: _____
OWNER?: ____
AGENT?: X

ANTOINETTE K. MORRISON
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 04-88271-2 - Expires February 8, 2008

NOTARY STAMP

THIS DOUBLE SIDED FORM CAN BE COPIED ONTO GREEN PAPER ONLY.

Attachment "A"

9. Place of Use

7. Proposed place of use E½ SE¼ Section 5; E½ NE¼, NE¼ SE¼ Section 8; all of Section 9; all of Section 10; N½ NW¼ Section 14 lying north of State Route 3; NW¼, NE¼, N½ SW¼ Section 15 all lying north of State Route 3, NW¼, NE¼, SW¼, SE¼ lying north of State Route 3, all in Section 16; S½ SW¼ Section 1; NW¼, N½ SW¼, SW¼ NE¼, NW¼ SE¼ Section 12 and; S½ SW¼, S½ SE¼, NE¼ SE¼ Section 12 all lying north of State Route 3, T 10 N, R22E, MD&M

ABSTRACT OF TITLE

This column for office use only

Permit 57683

Page 1of 1

DEED NO.	Grantor	Grantee	CFS	AFA	Acres or Units	Filed Under / DATE	Document Number / DATE	Document Description / REMARKS
1	Topaz Ranch Estates General Improvement District	Harold J. Rosso Trust	0.1211	6.06			713903 / 11/28/2007	Grant Bargain & Sale Deed
2								
3								
4								
5								
6								
7								
8								

DOC # 0713903
11/28/2007 03:19 PM Deputy: DW
OFFICIAL RECORD
Requested By:
HAROLD ROSSO

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-1107 PG- 7295 RPTT: 72.15

1023-08-002-002

Mail Recorded Deed
& Tax Statement to:
Harold J. Rosso Trust
c/o Harold J. Rosso
830 Cavelti Road
Gardnerville, NV 89410

GRANT, BARGAIN AND SALE DEED

WATER RIGHTS

COMES NOW, TOPAZ RANCH ESTATE GENERAL IMPROVEMENT DISTRICT ("District"), which may hereinafter be referred to as "Grantor", and HAROLD J. ROSSO TRUST, through Harold J. Rosso as Trustee, who may be hereinafter referred to as "Grantee", and for good and valuable consideration delivered to it, the receipt and sufficiency of which is hereby acknowledged, by this Deed, does hereby grant, bargain, sell and convey to the GRANTEE, and to his successors, heirs and assigns forever, all of the GRANTOR'S right, title and interest in those certain water rights to Grantee as its sole and separate property of 6.06 acre feet annually of the water right described hereinbelow:

WITNESSETH

WHEREAS, Grantor owns a certain water right which may be identified as Right Number or Permit Number 57683 ("Permit") and which is a water right included in Grantor's quasi-municipal water rights. Grantor's water right contains an amount equivalent to 2.0 c.f.s. and an annual duty of 32.62 MGA (100.107 acre-feet). The Permit is approved as a part of that Application for Permit to Appropriate the Waters of the State of Nevada filed on the 20th day of May, 1992, and issued by the State Engineer on the 2nd day of March, 2001, and which is further identified in the State of Nevada, Division of Water Resources' Abstract of Assignments and Summary of Ownership; and

WHEREAS, Grantor desires to convey, and Grantee desires to accept, a portion of the Grantor's water rights described herein consisting of a diversion rate of 0.1211 cfs and an annual duty of 6.06 acre-feet; and

WHEREAS, Grantor's conveyance of 6.06 acre feet annually, which is a portion of the water right referenced herein, is subject to the terms and conditions set forth in the District's General Policy and Philosophy Related to Water and Water Rights; and

WHEREAS, upon the execution of this Deed, Grantee shall have the same recorded within 30 days, and thereafter a recorded copy of this Deed and application shall be sent to the Nevada Division of Water Resources to indicate the conveyance of the water right by Grantor to Grantee.

NOW, THEREFORE, for good and valuable consideration delivered to it, the receipt and sufficiency of which is hereby acknowledged, by this Deed, does hereby grant, bargain, sell and convey to the GRANTEE, and to his successors, heirs and assigns forever, a portion of the GRANTOR'S right, title and interest in the Permit. Grantor grants to Grantee as its sole and separate property not more than a diversion rate of 0.1211 c.f.s and an annual duty of 6.06 acre feet annually of Permit Number 57683 described herein for use only on the Grantee's parcel, 1023-08-002-002.

///

///

///

Upon recordation of this Deed, and notification to the Nevada Division of Water Resources, the water right transferred hereby shall become the property of Grantee, to have and to hold said water rights together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED this 28 day of Nov, 2007.

William Maher
Chairman
Topaz Ranch Estates
General Improvement District
Grantor

The Deed hereinabove set forth is hereby accepted this 28 day of Nov., 2007, subject to the terms, conditions and provisions of the Topaz Ranch Estates General Improvement District approval of water service to Grantee's property occurring on 28 Nov, 2007.

HAROLD J. RUSSO
Trustee of the Harold J. Russo Trust
Grantee

Exhibit 83

ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On November 28, 2007, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared Harold J. Rasso, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Debi L. Smith
NOTARIAL OFFICER

DEBI L. SMITH
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 07-4695-5
MY APPT. EXPIRES SEPT. 4, 2011

ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On Nov. 20th, 2007, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared William Maher, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Debi L. Smith
NOTARIAL OFFICER

DEBI L. SMITH
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 07-4695-5
MY APPT. EXPIRES SEPT. 4, 2011

Exhibit 83

TEC CIVIL ENGINEERING CONSULTANTS

Civil Engineering
Water Rights/Resources
Land Use Planning
Surveying

2008 JAN -7 AM 11:23

January 7, 2008

Mr. Tracy Taylor, P.E.
State Engineer
Division of Water Resources
901 South Stewart Street, 2nd Floor
Carson City, NV 89701

Re: Permit 57683

Dear Mr. Taylor:

On behalf of the Harold J. Rosso Trust, enclosed please find a Report of Conveyance, Abstract of Title and supporting documents transferring a portion of Permit 57683.

Permit 57683 is owned by the Topaz Ranch Estates General Improvement District (TREGID) and lies within the Antelope Valley Hydrographic Basin (Basin 106).

This conveyance is being made for the sole purpose of providing water rights for relinquishment to the State of Nevada on behalf of the Harold J. Rosso Trust for creation of new parcels to be served by domestic wells in Douglas County, Nevada. Mr. Rosso's property cannot be served by a public water system. An Affidavit of Relinquishment will be submitted to your office under a separate cover.

The conveyance of this portion of Permit 57683 reduces the total combined duty of all the water right owned by the TREGID by 6.06 acre-feet.

Thank you for you attention to this matter. Should you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,

TEC Civil Engineering Consultants

Gregory M. Bilyeu
Exec V.P. of Water Resources

"Engineering Nevada's Interests"

cc w/enc: Harold Rosso
Owens Engineering
Topaz Ranch Estates General Improvement District
Steve Handelin

9480 Double Diamond Parkway, Suite 200, Reno NV 89521 • (775) 352-7800 • Fax (775) 352-7929

Exhibit 84

Division #: 2

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Card #: 44120

Name: Malcolm S. Rountree Trust
Malcolm S. & Evelyn M. Rountree, Trustees

Address: 14 La Buena Vida
Yerington, NV 89447

O. & M. Local No. 3

Index No. 95
Lyon County No. 4-061-20
Claim No. Pt. of 45
User # 2656
Ditch Fox

Court Decree: C-125, P.25; Fox Ditch Company

PRIORITY	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET REQUIRED PER ACRE	ACRE FEET REQUIRED TOTAL	ACRE FEET APPORTIONED	TOPAZ RES. ACRE FEET	BRIDGEPORT RES. ACRE FEET	CLAIM #
1865	.002	.150	3.2076	0		.000				45
1870	.002	.140	3.2076	0		.000				45
1875	.001	.110	3.2076	8	0.1901	.022				45
1880	.001	.060	3.2076	25	0.594	.033				45
1885	.000	.030	3.2076	29	0.689	.019				45
1890	.000	.010	3.2076	30	0.7128	.009				45
1895	.000	.010	3.2076	32	0.7603	.011				45
TOTAL	.006	.510				.094	.09	.00	.09	

TOTAL ACRES	.510
Water Rt. Acres	.510
Non Wtr Rt. Acres	.000
Acre Feet Storage	.090

LEGAL DESCRIPTION:

FR N 1/2 of NE 1/4, Sec. 27;
T 13 N, R 25 E

COMMENTS:

PROVISIONAL
04/24/01 - Transferred from card #24460 - Hunewill Enterprises LLC
11/04/04 - Transferred from card #7648 - Carpenter Nevada, LLC
06/15/05 - City of Yerington Annexation Phase 1 - changed APN
4-061-15 to 1-481-01
[illegible] Transferred from card #10760 - Cottonwood Property
Acquisition, LLC
[illegible] Transferred from card #10759 - Cottonwood Property

PROVISIONAL

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
#44521	02/19/62	Goldie Hickey to Ray & Viola Diehl.
#49-97	04/04/66	Ray & Viola Diehl to Oscar Ivey.
#49-567	12/15/66	Oscar Ivey to N. & M.S. Wallace.
#11623	02/08/77	Margaret Wallace to R.C. Food Center, Inc.
#53132	03/31/80	R.C. Food Center, Inc. to Dino & Winnifred Ricci and Arnold Page.
#122071	01/27/89	Dino & Winnifred Ricci and Arnold Page to Hunewill Enterprises.
#184448	07/31/95	Hunewill Enterprises, a general Partnership to Hunewill Enterprises Limited Liability Company, a Nevada Limited Liability Company.
#259152	03/30/01	Hunewill Enterprises Limited Liability Company, a Nevada limited liability company to Carpenter Nevada, LLC, a Nevada limited liability company
#731318	09/20/04	Carpenter Nevada, LLC, a Nevada Limited Liability Company to Cottonwood Property Acquisition, LLC, a Nevada Limited Liability Company
#398701	01/11/07	Parcel Map for Cottonwood Property Acquisition
#11111111	12/26/07	Split parcels from card #10759 - Cottonwood Property Acquisition, LLC to correct water rights

RECORDING REQUESTED BY

INYO-MONO TITLE COMPANY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

ROBERT SHORR
ANNA SHORR
601 PASEO MIRAMAR
PACIFIC PALISADES, CA 90272

Doc # 2005009042
Page 1 of 4
Date: 11/4/2005 02:05P
Filed by: INYO-MONO TITLE COMPANY
Filed & Recorded in Official Records of MONO COUNTY
RENN NOLAN
CLERK-RECORDER
Fee: $1116.00

ESCROW NO. 126896 TITLE ORDER NO. 126896

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS $1,100.00
UNINCORPORATED AREA
PARCEL NO. 10-050-01
(X) COMPUTED ON FULL VALUE OF INTEREST OR PROPERTY CONVEYED, AND

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROXANNE DRESSLER, **CANDYCE WIPFLI, TONJA DRESSLER, DARRELL JONES AND ROXANNE DRESSLER**

HEREBY GRANT(S) TO

ROBERT SHORR AND ANNA SHORR, HUSBAND AND WIFE AS JOINT TENANTS

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF MONO, STATE OF CALIFORNIA:

THE EAST HALF OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 24 EAST, M.D.B.&M., IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXHIBIT "1" AND EXHIBIT "2" ATTACHED HERETO AND MADE A PART HEREOF.

DATED: OCTOBER 27, 2005

STATE OF TEXAS
COUNTY OF TRAVIS

On November 2, 2005 before me, the undersigned, a notary public in and for said County and State, personally appeared TONJA DRESSLER

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 Sheri A. Marshall

SHERI A. MARSHALL
MY COMMISSION EXPIRES
DECEMBER 10, 2005

Candyce Wipfli by Tonja Dressler attorney in fact
CANDYCE WIPFLI BY TONJA DRESSLER HER ATTORNEY IN FACT

Tonja Dressler
TONJA DRESSLER

STATE OF CALIFORNIA
COUNTY OF MENDOCINO

On OCTOBER 28TH, 2005 before me, the undersigned, a notary public in and for said County and State, personally appeared DARRELL JONES & ROXANNE DRESSLER

~~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 D. Dwain Preston

Darrell Jones
DARRELL JONES

Roxanne Dressler
ROXANNE DRESSLER

NCR-1 OFFICIAL SEAL - 1447205
D. DWAIN PRESTON, II
NOTARY PUBLIC - CALIF.
COUNTY OF MENDOCINO
My Comm. Exp. Oct. 25, 2007 NCR-1

#101750

East

US BOARD OF WATER COMMISSIONERS
Yerington, NV
775-463-3540

East Walker River
Plymouth Co.
Page 54 Pt. of Claim 194

Index No. _____
Lyon County No. _____

Mono County Parcel Map No. 10-050-1

PRIORITY	C.F.S.	ACRES	DUTY	DAYS STORAGE	ACRE FEET REQUIRED PER ACRE	ACRE FEET REQUIRED TOTAL	ACRE FEET APPORTIONED	TOPAZ RES. ACRE FEET	BRIDGEPORT RES. ACRE FEET		TOTAL ACRES: 320
1862	5.12	320	Pg 54 Robinson & Buckeye Creeks								
											Water Rt. Acres 320
											Non Wtr. Rt. Acres
											Acre Feet Storage
TOTAL	5.12	320									

E½, Sec. 16: T 4 N. R 24 E

Transferred from card #104000:
August 31, 1994 Vol 691 Page 092
Plymouth Land and Stock Co. to The Fred H. Dressler Trust

July 16, 1997 Vol. 769 Page 298+ Fred H. Dressler Trust to Tonja Dressler, Candyce Wipfli, DeVere Dressler, Roxanne Dressler, undivided 25% interest each, as tenants in common.

Exhibit 85/86

United States Department of Agriculture | Forest Service | Toiyabe National Forest Bridgeport Ranger District | R 1, Box 1000 Bridgeport, Ca. 93517 (760) 932-7070

Reply to: 2730 Special Uses

Date: December 18, 1997

John Langford
Bear Engineering
P.O. Box 657
Bridgeport, CA 93517

Dear John:

On December 8, you spoke with Jeff Bensen in regards to road access across National Forest Land to the 360 acre parcel of private land located in Section 16, R4N, R24E in the Twin Lakes drainage. The parcel is located north of Honeymoon Flat Campground and Doc and Al's Resort.

The Alaska National Interest Lands Conservation Act of December 2, 1980, directs the Forest Service to authorize land owners access for reasonable use and enjoyment of their land. In this situation access across National Forest Lands is currently provided by existing roads coming off the Buckeye Road (Forest Road 017) and the Twin Lakes Road (County Road 420). Because these roads are in existence no permits or authorizations are required for the land owners to utilize the roads. However, if the land owners require changes to the roads or improved access to the property, the land owner must apply for and receive authorization from the Forest Service for the change in access.

I believe the above information will answer your question about access to the parcel of land in question. If you have any additional questions please contact Jeff Bensen at the above address and phone number.

Sincerely,

KATHLEEN LUCICH
District Ranger

Division #: 3

WALKER RIVER IRRIGATION DISTRICT
YERINGTON, NEVADA

Card #: 49931

Name: Grant B. & Gaila M. Smith 1996 Revocable Trust
Grant B. & Gaila M. Smith, Trustees

Address: P. O. Box 54
Yerington, NV 89447

O. & M. Local No. 3

Index No. 343
Lyon County No. 1-621-05
Claim No.
User # 1912
Ditch Spragg

Court Decree:

PRIORITY	C.F.S.	ACRES	FACTOR	DAYS STORAGE	ACRE FEET REQUIRED PER ACRE	ACRE FEET REQUIRED TOTAL	ACRE FEET APPORTIONED	TOPAZ RES. ACRE FEET	BRIDGEPORT RES. ACRE FEET	CLAIM #
NEWL		4.000	3.2076	65	1.5444	6.180				
TOTAL		4.000				6.180	6.18	4.24	1.94	

TOTAL ACRES	4.000
Water Rt. Acres	4.000
Non Wtr Rt. Acres	.000
Acre Feet Storage	6.180

PROVISIONAL

LEGAL DESCRIPTION:

Fr SE 1/4 of SW 1/4, Sec. 11;
T 13 N, R 25 E.

Parcel A-1 of PM 192298

COMMENTS:

06/03/04 - Transferred from card #49930, user #1912 - G & G Smith
06/22/04 - Transferred from card #16345, user #662 - First Independent Bank of NV
05/17/06 - APN 14-511-22 changed to 001-621-05
11/07/07 - Changed to Trust and address changed

DOCUMENT HISTORY:

DOCUMENT #	DATE	DESCRIPTION
#36-86	05/23/53	James & Angelina Augustine to Ralph, Harold, & Walter Hall.
#20051	09/11/74	Ralph & Ruth Hall to Phelps Dodge Corporation.
#120648	11/17/88	Ralph & Ruth Hall and Harold & Ethel Hall and Walter Hall to Grant B. Smith.
#177296	11/23/94	Grant B. Smith to Grant B. & Gaila M. Smith, Husband & Wife as Joint Tenants.
#318936	04/22/04	Assignment of Rents - Grant B. & Gaila M. Smith, husband and wife as Joint Tenants to First Independent Bank of Nevada
#380574	04/25/06	Annexation Document
#380575	04/25/06	Map to Support Petition for Annexation of Land to the City of Yerington, NV
#415836	10/29/07	Declaration of Easement
#418339	11/07/07	Grant B. Smith & Gaila M. Smith, husband and wife to Grant B. Smith & Gaila M. Smith Trustees of the Grant B. & Gaila M. Smith 1996 Revocable Trust dated 11/22/96

Exhibit 87

IN THE UNITED STATES DISTRICT COURT

FOR THE DISTRICT OF NEVADA

UNITED STATES OF AMERICA, Plaintiff, WALKER RIVER PAIUTE TRIBE, Plaintiff-Intervenor, v. WALKER RIVER IRRIGATION DISTRICT, a corporation, et al., Defendants.	In Equity No. C-125-ECR Subfile No. C-125-B **NOTICE OF CHANGE OF OWNERSHIP OF WATER RIGHT**

The undersigned counter-defendant in the above action hereby notifies the Court and the United States that the undersigned (or the entity on whose behalf the undersigned is acting) has sold or otherwise conveyed ownership of all or a portion of a water right within one or more of the categories set forth in Paragraph 3 of the Case Management Order and provides the following information:

1. The name and address of the party or parties who sold or otherwise conveyed ownership:

Maxine Jo Groso as Trustee under the Survivor's Trust under The Ernest Groso and Maxine Jo Groso 2000 Family Trust Agreement dated June 8, 2000, and Maxine Jo Groso as Trustee under the Exemption Trust under The Ernest Groso and Maxine Jo Groso 2000 Family Trust Agreement dated June 8, 2000
Name(s)

P. O. Box 281384
Street or P.O. Box

Lamoille	NV	89828
Town or City	State	ZipCode

2. The name and address of each person or entity who acquired ownership

Speedway Plaza, LLC
Name(s)

170 Country Estates Circle
Street or P.O. Box

Reno	NV	89511
Town or City	State	ZipCode

3. Attached to or included with this notice is a copy of the (check appropriate box(es)):

- [X] Deed
- [ ] Court Order
- [ ] Other Document.

by which the change in ownership was accomplished.

4. The undersigned acknowledges that any person or entity who files a Notice of Change of Ownership of Water Right using this form is ultimately responsible for the accuracy of this filing. Consequently, the undersigned acknowledges that any person or entity who files

---

* This notice shall be sent to the following two persons:

Linda Lea Sharer, Chief Deputy Clerk
United States District Court for the District of Nevada
400 South Virginia Street, Suite 301
Reno, NV 89501

And

Susan L. Schneider
United States Department of Justice
P.O. Box 756
Littleton, CO 80160

such a notice, but retains such water rights, shall nevertheless, be bound by the results of this litigation.

Executed this 30th day of April 2008.

BY: Maxine Jo Groso
Its: Trustee
[signature of counter-defendant]

Maxine Jo Groso

[name of counter-defendant]

[signature, if applicable, of person acting on behalf of counter-defendant]

[name, if applicable, of person acting on behalf of counter-defendant]

P. O. Box 281384
Lamoille, NV 89828

[address]

775-777-1518
[telephone number]

*** THIS IS AN UNOFFICIAL COPY ***

DOC# 421485
02/29/2008 08:21AM
Official Record
Requested By
TICOR TITLE - RENO
Lyon County - NV
Mary C. Milligan - Recorder
Page: 1 of 4 Fee: $17.00
Recorded By MCM RPTT: $2,944.50
0421485

APN No ' 10-641-04, 05 & 06
WHEN RECORDED MAIL TO.
Grantee.
170 Country Estates Circle
Reno, NV 89511

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 7005892-RR
The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons
(Pursuant to NRS 239b.030)

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P T T $2,944 50

UNOFFICIAL COPY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Maxine Jo Groso as Trustee under the Survivor's Trust under The Ernest Groso and Maxine Jo Groso 2000 Family Trust Agreement dated June 8, 2000 and Maxine Jo Groso as Trustee under the Exemption Trust under The Ernest Groso and Maxine Jo Groso 2000 Family Trust Agreement dated June 8, 2000

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Speedway Plaza, L.L.C., a Nevada limited liability company

all that real property situated in the County of Lyon, State of Nevada, described as follows.

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all water rights whether decreed or permitted appurtenant to the within describe property

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

Dated: February 14 2008

Maxine Jo Groso
Maxine Jo Groso, Trustee of The Survivor's Trust under The Ernest Groso and Maxine Jo Groso 2000 Family Trust Agreement dated June 8, 2000

Maxine Jo Groso
Maxine Jo Groso, Trustee of the Exemption Trust Under the Ernest Groso and Maxine Jo Groso 2000 Family Trust Agreement dated June 8, 2000

Case 3:73-cv-00127-ECR-RAM Document 1338 Filed 05/30/2008 Page 3 of 4

*** THIS IS AN UNOFFICIAL COPY ***

421485 02/29/2008
2 of 4

STATE OF NEVADA
COUNTY OF WASHOE) ss:

This instrument was acknowledged before me on this 14 day of February, 2008
by Maxine Jo Groso

NOTARY PUBLIC

R. RICH
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 92-0691-2 - Expires February 1, 2012

UNOFFICIAL COPY

STATE OF NEVADA
COUNTY OF WASHOE) ss:

This instrument was acknowledged before me on this 14 day of February, 2008
by Maxine Jo Groso

NOTARY PUBLIC

R. RICH
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 92-0691-2 - Expires February 1, 2012

*** THIS IS AN UNOFFICIAL COPY ***

Escrow No. 7005892-RR

EXHIBIT A
LEGAL DESCRIPTION

"UNOFFICIAL COPY"

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

PARCEL ONE:

All that certain real property, lying in a portion of Section 2, Township 10 North, Range 23 East, Mount Diablo Meridian, being described as follows:

Beginning at the Southwesterly corner of Parcel B as shown on Parcel Map File #166714, thence from said point of beginning and along Northerly right of way of Hoye Canyon Road, South 78°40'07" West a distance of 143.66 feet; thence leaving said Northerly right of way, North 41°16'53" West a distance of 408.60 feet; thence North 73°27'42" East a distance of 109.76 feet; thence North 89°22'23" East a distance of 164.12 feet; thence South 80°18'11" East a distance of 168.25 feet; thence South 78°43'48" West a distance of 49.01 feet; thence South 4°52'00" East a distance of 274.94 feet to the point of beginning.

APN: 10-641-04

PARCEL TWO:

All that certain real property being, a portion of Section 2, Township 10 North, Range 23 East, Mount Diablo Meridian, being described as follows:

Commencing at Northwesterly corner of Titus Parcel 1 as shown on Record of Survey #118034, Lyon County Records, thence South 48°24'07" West, a distance of 14.14 feet to the true point of beginning; thence from said point of beginning North 78°26'09" West a distance of 123.83 feet; thence North 41°16'53" West a distance of 135.02 feet to a point of intersection with the Southerly right of way of Hoye Canyon Road; thence along said Southerly right of way, North 78°40'07" East a distance of 127.71 feet; thence North 70°36'23" East a distance of 80.47 feet; thence leaving said Southerly right of way, South 40°33'02' East a distance of 139.37 feet; thence South 48°24'07" West a distance of 108.76 feet to the point of beginning.

APN: 10-641-05

Document Number 363881 is provided pursuant to the requirements of Section 1.NRS 111.312

PARCEL THREE:

*** THIS IS AN UNOFFICIAL COPY ***

All that certain real property being, a portion of Section 2, Township 10 North, Range 23 East, Mount Diablo Meridian, being described as follows:

Beginning at the Northeasterly corner of the Titus Parcel 1, also being on the Westerly right of way of State Route 208 as shown on Record of Survey #118034; thence from said point of beginning and along the Northerly line of said Titus Parcel 1, South 48°24'07" West a distance of 279.30 feet; thence leaving said Northerly line North 40°33'02" West a distance of 139.37 feet; to a point of intersection with the Southerly right of way of Hoye Canyon Road; thence along said Southerly right of way North 70°51'37" East a distance of 15.06 feet; thence North 50°56'17" East a distance of 263.10 feet; to a point of intersection with the said Westerly right of way of State Route 208; thence along said Westerly right of way South 41°35'53" East a distance of 121.96 feet to the point of beginning.

TOGETHER WITH the area known as Hoye Canyon Road (width varies) over and across a portion of Section 2, Township 10 North, Range 23 East, Mount Diablo Meridian, being described as follows:

Commencing at the Northerly corner of the Titus Parcel 1, also being the Westerly right of way of State Route 208 as shown on Record of Survey #118034; thence along said right of way North 41°35'53" West a distance of 121.96 feet to the true point of beginning; thence from point of beginning along the Southerly right of way of Hoye Canyon Road South 50°56'17" West a distance of 263.10 feet; thence South 70°51'37" West a distance of 15.06 feet; thence South 70°36'23" West a distance of 80.47 feet; thence South 78°40'07" West a distance of 127.71 feet; thence leaving said Southerly right of way, North 41°16'53" West a distance of 41.42 feet to a point of intersection on the Northerly right of way of said Hoye Canyon Road; thence along said right of way North 78°40'07" East a distance of 143.66 feet; thence North 70°40'07" East a distance of 95.08 feet; thence North 50°56'17" East a distance of 249.51 feet to a point of intersection on the Westerly right of way of said State Route 208; thence along said right of way South 41°35'53' East a distance of 34.12 feet to the point of beginning.

APN: 10-641-06

Document Number 363882 are provided pursuant to the requirements of Section 1.NRS 111.312

UNOFFICIAL COPY

State of Nevada - Division of Water Resources

901 S. Stewart Street
2nd Floor
Carson City, NV 89701

SCHROEDER LAW OFFICES PC
PO BOX 12527
PORTLAND OR 97212-0527

Receipt

Payment Method	Check No.	Receipt #
Check	16953	227537

Date	Item	Description	Amount
8/8/2008	DEEDS - PERMIT COVERS DEEDS	DEED FILING FEE - PERMIT # 46708 AND 46709 COVERS ALL DEEDS LISTED ABOVE	70.00 0.00

Received by:Sue Cox SC

Total $70.00

9-110A
9-108

Exhibit 89

State of Nevada

May-06

REPORT OF CONVEYANCE

of a water right to

Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer

ITEM

1 APPLICATION / PERMIT No. 46708 PROOF, or CLAIM No.: _____ STATUS: CER USE: STK

2 CURRENT HOLDER(S) SHOWN BY THE STATE ENGINEER: Circle Bar "N" Ranch

If any item requires additional space, please use Item 15 Remarks: or attach 8 1/2" X 11" sheets referencing appropriate item number.

3 NEW HOLDER(S) or BENEFICIARY(S): David F. Stix

ADDRESS: 4830 Farm District Road

CITY: Fernley STATE: Nevada ZIP CODE: 89408 PHONE: 775-575-4250

4 INVENTORY DOCUMENTS BY CATEGORY AND NUMBER OF EACH IN CHAIN OF TITLE. See *Guidelines* Page 2

DEED(S)	1	CORRECTION DEED(S)		OTHER:			
DEED(S) OF TRUST		RECONVEYANCE...at no charge		TOTAL NUMBER OF $$ DOCUMENTS =>			1
NOTICE(S) OF PLEDGE		MAP(S) at no charge		TOTAL # X $10 each =	$	10	.00
DEATH CERTIFICATES		AFF OF ID at no charge		Report filing fee = $25.00	$	25	.00
DECREE(S) OF DISTR.		OTHER:		TOTAL FEES SUBMITTED*	$	35	.00

5 *ONE, ONE-TIME $25 FILING FEE MUST ACCOMPANY THESE REPORT(S) +$10 PER CONVEYANCE DOCUMENT LISTED ABOVE.

6 This REPORT requires an ABSTRACT OF TITLE listing the above documents in chronological order, from the current holder(s) of record (ITEM 2) with the Division of Water Resources, Office of the State Engineer, to the proposed, new holder(s) of record (ITEM 3). Document(s) must be recorded in the Office(s) of the respective County Recorder(s).

If the legal description on any deed(s) refer(s) to a subdivision lot or parcel or assessor's parcel number, or lists any deviation(s) different than the place of use in a Quarter/Quarter/Section/Township/Range format, a copy of the map referred to in said deed(s) *is required.* Copies of maps should be 8 1/2" x 11" or 11" x 17". Please refer to *Guidelines* sheet for details.

7 LIST SUPPLEMENTAL RIGHTS: N/A

8 COUNTY: POINT OF DIVERSION: Lyon Co. COUNTY: PLACE(S) OF USE: Lyon Co.

9 PLACE(S) OF USE: Qtr. SE Qtr. SE Sec. 17 TWNSHP 14N RANGE 27E APN: N/A

10 AMOUNT (DUTIES) TO BE ASSIGNED: 0.0187 CFS 13.04 ACRE-FEET 600 head of cattle (UNITS)

11 DOES THE CURRENT HOLDER INTEND TO RETAIN ANY PORTION OF THE WATER RIGHT? YES ____ NO X

12 IS AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. OF THIS RIGHT TO BE FILED? YES ____ NO X

13 IF AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. IS ALREADY FILED, INDICATE THE NUMBER: ____

14 List any other water rights relating to this Report of Conveyance that has been filed using this same abstract and chain of title.

15 Additional Space/Remarks: Additional Place of Use: NE1/4 NW1/4; Sec. 7; TWNSHP 14N; RANGE 27E

16 *" I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer."*

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF Mo June Yr. 2008.

Debbie Michael (SS)

Notary Signature Required

NOTARY PUBLIC IN AND FOR THE COUNTY OF Churchill

STATE OF Nevada

MY COMMISSION EXPIRI 5/21/2012

SIGNATURE: _____

PRINT NAME: David F. Stix

MAILING ADDRESS: 4830 Farm District Road

FIRM NAME: _____

CITY: Fernley STATE: Nevada ZIP CODE: 89408

PHONE: _____

OWNER?: X

AGENT?: ____

DEBBIE MICHAEL
Notary Public, State of Nevada
Appointment No. 00-62168-4
My Appt. Expires May 21, 2012

NOTARY STAMP

THIS DOUBLE SIDED FORM CAN BE COPIED ONTO GREEN PAPER ONLY.

ABSTRACT OF TITLE

This column for office use only

Permit/Proof No. 46708

Page No. 1 of 1 pages

DEED NO.	GRANTOR	GRANTEE	CFS	AFA (circle one)	Units (circle one)	FILED UNDER DATE	Recorder's Document # DATE	DOCUMENT DESCRIPTION/ REMARKS
1	Circle Bar "N" Ranch	David F. Stix	0.0187	13.04	600 head of cattle		429506 7/28/2008	Water Right Quitclaim Deed
2								
3								
4								
5								
6								
7								
8								

Type or print in black ink only

ABSTRACTXLT

Exhibit 89

DOC # 0429506
07/28/2008 08:27 AM
Official Record
Requested By
SCHROEDER LAW OFFICES
Lyon County - NV
Mary C. Milligan - Recorder
Page 1 of 2 Fee: $15.00
Recorded By: AT RPTT:
0429506

APN: N/A per NRS 111.312(2)

Recording Requested by:
David F. Stix

Please Return to:
David F. Stix
4830 Farm District Road
Fernley, Nevada 89408

Water Right Quitclaim Deed

The undersigned hereby affirms that there is no Social Security number contained in this document.

THIS DEED is made the 10 day of July, 2008, by and between Circle Bar "N" Ranch, Thomas R. Reviglio (manager), as holder of water rights (hereinafter "Grantor"), and DAVID F. STIX, (hereinafter "Grantee").

WITNESSETH

GRANTOR, for good and valuable consideration paid to and in hand of Grantor, the receipt whereof is hereby acknowledged, does hereby forever quitclaim unto the said Grantee and to his successors and assigns forever all their rights, title, and interest to water use and water rights:

Water Certificate 11693, Permit 46708 being 13.04 acre feet for stock watering on public land in the Walker Lake Valley-Schurz Subarea of the Walker River Basin Region now administered by the Carson City Field Office of the U.S. Department of Interior, Bureau of Land Management (the "BLM") within the Carson City Grazing District, Nevada, further described as:

> An underground source known as Reservation Well within the SE1/4SE1/4, Sec. 17, Township 14 North, Range 27 East, M.D.B.&M. in Lyon County, State of Nevada.

TO HAVE AND TO HOLD said water use and water rights together with the tenements, hereditament and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainders, rents, issues and profits thereof unto the Grantee, his successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

GRANTOR:

By: _____
Thomas R. Reviglio

STATE OF NEVADA)
) ss
COUNTY OF Washoe)

On this 10 day of July, 2008, personally appeared before me, a notary public, Thomas Reviglio, who acknowledged to me that he/she executed the foregoing instrument.

Angie C. Nelson
Notary Public

Mail Tax Statement to:
David F. Stix
4830 Farm District Road
Fernley, Nevada 89408

ANGIE C. NELSON
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 99-48569-2 - Expires May 1, 2010

Laura A. Schroeder
Licensed in Oregon, Idaho, Nevada and Washington

V. Scott Borison, Ph.D.
Certified Legal Manager

Daryl N. Cole
Office Manager

SCHROEDER
LAW OFFICES, P.C.

Licensed in Oregon and Nevada
Lynn L. Steyaert
Cortney D. Duke
Colm Moore
Therese A. Ure
Wyatt E. Rolfe

Licensed In Oregon
Justin C. Denham

August 6, 2008

RECEIVED
2008 AUG -8 AM 10: 22
STATE ENGINEER'S OFFICE

VIA US MAIL

Deeds Section of the Office of the State Engineer
Division of Water Resources
901 S. Stewart St., FL. 2
Carson City, NV 89701-5200

RE: Reports of Conveyance and Associated Documents
Applications/Permits: 46708 and 46709

To Whom It May Concern:

Enclosed for filing, on behalf of David F. Stix, please find reports of conveyance and associated documents for the above referenced Applications/Permits.

A Schroeder Law Offices, P.C. check in the amount of $70.00 is enclosed to cover the cost of filing.

Please contact the undersigned or attorney Therese A. Ure, of this office, if you should have any further questions regarding the documents submitted above.

Very truly yours,

SCHROEDER LAW OFFICES, P.C.

Tara Jackson

Tara J. Jackson, paralegal for
Laura A. Schroeder

TJJ:tjj

Enclosures

cc: Client

phone 503-281-4100 fax 503-281-4600
1915 NE 39th Avenue, P.O. Box 12527, Portland, Oregon 97212-0527
www.water-law.com

{P0144446; 0231.11 TJJ }

May 06

State of Nevada

REPORT OF CONVEYANCE

of a water right to

Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer

ITEM

1 APPLICATION / PERMIT No. 46709 PROOF, or CLAIM No.: _____ STATUS: CER USE: STK

2 CURRENT HOLDER(S) SHOWN BY THE STATE ENGINEER: Circle Bar "N" Ranch

If any item requires additional space, please use Item 15 Remarks: or attach 8 1/2" X 11" sheets referencing appropriate item number.

3 NEW HOLDER(S) or BENEFICIARY(S): David F. Stix

ADDRESS: 4830 Farm District Road
CITY: Fernley STATE: Nevada ZIP CODE: 89408 PHONE: 775-575-4250

4 INVENTORY DOCUMENTS BY CATEGORY AND NUMBER OF EACH IN CHAIN OF TITLE. See *Guidelines* Page 2

DEED(S)	1	CORRECTION DEED(S)		OTHER:	
DEED(S) OF TRUST		RECONVEYANCE...at no charge		TOTAL NUMBER OF $$ DOCUMENTS =>	1
NOTICE(S) OF PLEDGE		MAP(S) at no charge		TOTAL # X $10 each =	$ 10 .00
DEATH CERTIFICATES		AFF OF ID at no charge		Report filing fee = $25.00	$ 25 .00
DECREE(S) OF DISTR		OTHER:		TOTAL FEES SUBMITTED*	$ 35 .00

5 *ONE, ONE-TIME $25 FILING FEE MUST ACCOMPANY THESE REPORT(S) +$10 PER CONVEYANCE DOCUMENT LISTED ABOVE.

6 This REPORT requires an ABSTRACT OF TITLE listing the above documents in chronological order, from the current holder(s) of record (ITEM 2) with the Division of Water Resources, Office of the State Engineer, to the proposed, new holder(s) of record (ITEM 3). Document(s) must be recorded in the Office(s) of the respective County Recorder(s).
If the legal description on any deed(s) refer(s) to a subdivision lot or parcel or assessor's parcel number, or lists any deviation(s) different than the place of use in a Quarter/Quarter/Section/Township/Range format, a copy of the map referred to in said deed(s) *is required.* Copies of maps should be 8 1/2" x 11" or 11" x 17". Please refer to *Guidelines* sheet for details.

7 LIST SUPPLEMENTAL RIGHTS: N/A

8 COUNTY: POINT OF DIVERSION: Lyon Co. COUNTY: PLACE(S) OF USE: Lyon Co.

9 PLACE(S) OF USE: Qtr. SW Qtr. SW Sec. 13 TWNSHP 14N RANGE 26E APN: N/A

10 AMOUNT (DUTIES) TO BE ASSIGNED: 0.0187 CFS 13.44 ACRE-FEET 600 head of cattle (UNITS)

11 DOES THE CURRENT HOLDER INTEND TO RETAIN ANY PORTION OF THE WATER RIGHT? YES ____ NO X

12 IS AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. OF THIS RIGHT TO BE FILED? YES ____ NO X

13 IF AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. IS ALREADY FILED, INDICATE THE NUMBER: _____

14 List any other water rights relating to this Report of Conveyance that has been filed using this same abstract and chain of title.

15 Additional Space/Remarks:

16 *" I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer."*

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF Mo. June Yr. 2008

Debbie Michael
Notary Signature Required

NOTARY PUBLIC IN AND FOR THE COUNTY OF Churchill
STATE OF Nevada
MY COMMISSION EXPIRI 5/21/2012

SIGNATURE: _____
PRINT NAME: David F. Stix
MAILING ADDRESS: 4830 Farm District Road
FIRM NAME: _____
CITY: Fernley STATE: Nevada ZIP CODE: 89408
PHONE: _____
OWNER?: X
AGENT?: ____

DEBBIE MICHAEL
Notary Public, State of Nevada
Appointment No. 00-62168-4
My Appt. Expires May 21, 2012
NOTARY STAMP

THIS DOUBLE SIDED FORM CAN BE COPIED ONTO GREEN PAPER ONLY.

ABSTRACT OF TITLE

This column for office use only

Permit/Proof No. 46709

Page No. 1 of 1 pages

DEED NO.	GRANTOR	GRANTEE	CFS	AFA (circle one)	Units (circle one)	FILED UNDER DATE	Recorder's Document # DATE	DOCUMENT DESCRIPTION/ REMARKS
1	Circle Bar "N" Ranch	David F. Stix	0.0187	13.44	600 head of cattle		429505 7/28/2008	Water Right Quitclaim Deed
2								
3								
4								
5								
6								
7								
8								

Type or print in black ink only

ABSTRACT.XLT

Exhibit 89

DOC # 429505
07/28/2008 08:26 AM
Official Record
Requested By
SCHROEDER LAW OFFICES
Lyon County - NV
Mary C. Milligan - Recorder
Page 1 of 2 Fee: $15.00
Recorded By: AT RPTT:
0429505

APN: N/A per NRS 111.312(2)

Recording Requested by:
David F. Stix

Please Return to:
David F. Stix
4830 Farm District Road
Fernley, Nevada 89408

Water Right Quitclaim Deed

The undersigned hereby affirms that there is no Social Security number contained in this document.

THIS DEED is made the 10 day of July, 2008, by and between Circle Bar "N" Ranch, Thomas R. Reviglio (manager), as holder of water rights (hereinafter "Grantor"), and DAVID F. STIX, (hereinafter "Grantee").

WITNESSETH

GRANTOR, for good and valuable consideration paid to and in hand of Grantor, the receipt whereof is hereby acknowledged, does hereby forever quitclaim unto the said Grantee and to his successors and assigns forever all their rights, title, and interest to water use and water rights:

Water Certificate 11694, Permit 46709 being 13.44 acre feet for stock watering on public land in the Walker Lake Valley-Schurz Subarea of the Walker River Basin Region now administered by the Carson City Field Office of the U.S. Department of Interior, Bureau of Land Management (the "BLM") within the Carson City Grazing District, Nevada, further described as:

> An underground source known as Yellow Twin Well within the SW1/4SW1/4, Sec. 13, Township 14 North, Range 26 East, M.D.B.&M. in Lyon County, State of Nevada.

TO HAVE AND TO HOLD said water use and water rights together with the tenements, hereditament and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainders, rents, issues and profits thereof unto the Grantee, his successors and assigns, forever.

429505 07/28/2008 002-062

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

GRANTOR:

By: _____
Thomas R. Reviglio

STATE OF NEVADA)
) ss
COUNTY OF Washoe)

On this 10 day of July, 2008, personally appeared before me, a notary public, Thomas Reviglio, who acknowledged to me that he/she executed the foregoing instrument.

Angie C. Nelson
Notary Public

ANGIE C. NELSON
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 99-48569-2 - Expires May 1, 2010

Mail Tax Statement to:
David F. Stix
4830 Farm District Road
Fernley, Nevada 89408

Case 3:73-cv-00127-ECR-RAM Document 362 Filed 04/17/08 Page 1 of 3

IN THE UNITED STATES DISTRICT COURT

FOR THE DISTRICT OF NEVADA

UNITED STATES OF AMERICA, Plaintiff, WALKER RIVER PAIUTE TRIBE, Plaintiff-Intervenor, v. WALKER RIVER IRRIGATION DISTRICT, a corporation, et al., Defendants.	In Equity No. C-125-ECR Subfile No. C-125-B **NOTICE OF CHANGE OF OWNERSHIP OF WATER RIGHT**

The undersigned counter-defendant in the above action hereby notifies the Court and the United States that the undersigned (or the entity on whose behalf the undersigned is acting) has sold or otherwise conveyed ownership of all or a portion of a water right within one or more of the categories set forth in Paragraph 3 of the Case Management Order and provides the following information:

1. The name and address of the party or parties who sold or otherwise conveyed ownership:

Larry Sankovich, as Trustee of the Survivor's Trust under the Swainston Family Trust Agreement dated September 30, 1994, as amended (an und. 1/4 int.)

Name(s)

Street or P.O. Box

100 WEST LIBERTY, SUITE 690

Case 3:73-cv-00127-EDR-RAM Document 303 Filed 04/17/08 Page 2 of 3

RENO NV 89501
Town or City State ZipCode

2. The name and address of each person or entity who acquired ownership

Harry W. Swainston and Annette R. Swainston
Name(s)

4040 Hobart Road
Street or P.O. Box

Carson City NV 89703
Town or City State ZipCode

3. Attached to or included with this notice is a copy of the (check appropriate box(es)):

☒ Deed

☐ Court Order

☐ Other Document.

by which the change in ownership was accomplished.

4. The undersigned acknowledges that any person or entity who files a Notice of Change of Ownership of Water Right using this form is ultimately responsible for the accuracy of this filing. Consequently, the undersigned acknowledges that any person or entity who files

---

* This notice shall be sent to the following two persons:

Linda Lea Sharer, Chief Deputy Clerk
United States District Court for the District of Nevada
400 South Virginia Street, Suite 301
Reno, NV 89501

And

Susan L. Schneider
United States Department of Justice
P.O. Box 756
Littleton, CO 80160

such a notice, but retains such water rights, shall nevertheless, be bound by the results of this litigation.

Executed this 5TH day of MARCH 2008.

[signature of counter-defendant]

Larry Sankovich, Trustee of the Survivor's Trust under the Swainston Family Trust Agreement (und. 1/4 int.)

[name of counter-defendant]

[signature, if applicable, of person acting on behalf of counter-defendant]

[name, if applicable, of person acting on behalf of counter-defendant]

100 WEST LIBERTY Suite 690
RENO, NV 89501
[address]

775-686-3200
[telephone number]

Case 3:73-cv-00127-ECR-RAM Document 132 Filed 04/17/2008 Page 2 of 8

*** THIS IS AN UNOFFICIAL COPY ***

DOC # 416106
11/01/2007 02 05 PM
Official Record
Requested By
MAUPIN COX & LEGOY
Lyon County - NV
Mary C Milligan - Recorder
Page 1 of 5 Fee $18 00
Recorded By MFK RPTT $975 00

0416106

4785 Caughlin Parkway
Reno, NV 89519

APN 10-381-01
RPTT - $975 00

Recording requested by
Maupin, Cox & LeGoy

After recordation, return Deed and mail future property tax statements to the following address of the Grantee

Mr and Mrs Harry W Swainston
4040 Hobart Road
Carson City, Nevada 89703

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons per N R S 239B 030

Signature of Declarant or Agent

UNOFFICIAL COPY

GRANT, BARGAIN, AND SALE DEED

Larry Sankovich, as Trustee of the Survivor's Trust under the Swainston Family Trust Agreement dated September 30, 1994, as amended ("Grantor"), hereby grants, bargains and sells to Harry W Swainston and Annette R Swainston, husband and wife, as community property with rights of survivorship ("Grantee"), all of the right, title, and interest of the Grantor (being an undivided one-quarter interest) in the parcels of real property situated in the County of Lyon, State of Nevada, described on Exhibit A attached hereto and incorporated herein by this reference

This conveyance is subject to the following liens and encumbrances

1 The lien of real property taxes and assessments for the fiscal year July 1, 2007 through June 30, 2008

2 Covenants, conditions, restrictions, reservations, easements, and rights-of-way of record

Case 3:73-cv-00127-ECR-RAM Document 1323 Filed 11/17/2008 Page 8 of 8

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416106 11/01/2007
002 of 5

This conveyance includes the tenements, hereditaments, and appurtenances of the interest in the real property, and the rents, issues, and profits thereof

Dated this 31st day of October, 2007

Survivor's Trust under the Swainston Family Trust Agreement

By _____
Larry Sankovich, Trustee

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

This Grant, Bargain, and Sale Deed was acknowledged before me on Oct 31, 2007, by Larry Sankovich, as Trustee of the Survivor's Trust under the Swainston Family Trust Agreement

_____
Notary Public

JEAN A BEEGHLY
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 04-0655-2 - Expires April 15, 2010

"UNOFFICIAL COPY"

Case 3:73-cv-00127-ECR-RAM Document 1129 Filed 04/17/08 Page 2 of 8

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416105 11/01/2007
003 of 5

EXHIBIT A

Parcel 1

Beginning at the northwest corner of SW1/4 of NE1/4 of Section 25, Township 11 North, Range 23 East, M D B &M , thence running south 1902 feet to a point on Burbank Ditch, thence following Burbank Ditch to the southeast corner of the SW1/4 of the NE1/4 of Section 25, thence east 331 feet, thence north 1324 feet to a point on ditch, thence west to point of beginning, all in Section 25, Township 11 North, Range 23 East, M D B &M , also,

Beginning at an iron pin at northeast corner of the Creamery Lot, northeast corner of SE1/4 of NE1/4 of Section 25, Township 11 North, Range 23 East, thence running west 944 feet to stake at Mirason's corner, thence running south 508 feet to stake, thence running east 944 feet to iron pin, thence running north to point of beginning, also

Beginning at the northeast corner of the SE1/4 of NE1/4 of Section 25, Township 11 North, Range 23 East, and running thence west 45 feet, thence south 508 feet, thence east 45 feet, thence north 508 feet to point of beginning

TOGETHER with all waters, water rights, claims of water rights which are or may be appurtenant to said land, rights to use of waters, dams, ditches, canals, pipe lines, reservoirs, and all other means for the diversion or use of waters appurtenant to the said property or any part thereof, or used or enjoyed in connection therewith, and together with all stock watering rights used or enjoyed with the use of any of said lands, including the waters of the Walker River Irrigation District apportioned to said land

Together with all buildings and improvements situate thereon

In compliance with Nevada Revised Statutes 111 312, the above legal description was taken from the instrument recorded on November 3, 2005, as Document No 367051, in the Official Records of Lyon County, Nevada

UNOFFICIAL COPY

Parcel 2

A parcel of land in the Southeast one-quarter of the Northeast one-quarter of Section 25, Township 11 North, Range 23 East, M D B & M more particularly described as follows

Case 3:73-cv-00127-ECR-VPC Document 1323 Filed 10/17/08 Page 7 of 8

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BEGINNING at a point which is South 1827 80 feet and South 89°42'40" West, 513 31 feet from the Northeast corner of said Section 25, being the most Northeast corner of the parcel of land first described in the Deed to James T McKay et ux, recorded April 5, 1920 in Book V of Deeds at page 232, records of Lyon County, Nevada, thence along the boundary line of said parcel, South 0°45'29" East, a distance of 160 26 feet to an angle point thereon, thence leaving said boundary line, South 0°45'29" East, a distance of 308 45 feet, thence South 19°28'31" West, a distance of 376 35 feet to the South line of the aforementioned McKay parcel, thence along said South line, South 89°44'43" West, a distance of 361 75 feet to the Southwest corner thereof, thence along the West line of said McKay parcel, North 0°48'10" East, a distance of 824 93 feet to the Northwest corner thereof, thence along the North line of said parcel, North 89°09'45" East, a distance of 468 60 feet to the point of beginning

TOGETHER with all waters, water rights, claims of water rights which are or may be appurtenant to said land, rights to the use of waters, dams, ditches, canals, pipe lines, reservoirs, and all other means for the diversion or use of waters appurtenant to the said property or any part thereof, or used or enjoyed in connection therewith, and together with all stock watering rights used or enjoyed with the use of any of said lands, including the waters of the Walker River Irrigation District apportioned to said land

Together with all buildings and improvements situate thereon

In compliance with Nevada Revised Statutes 111 312, the above legal description was taken from the instrument recorded on November 3, 2005, as Document No 367051, in the Official Records of Lyon County, Nevada

UNOFFICIAL COPY

Parcel 3

Commencing at a stake at the southeast corner of the NE 1/4 of the SW 1/4 of Section 25, running thence North 2324 feet to a point indicated by a pin, thence Southwesterly 1895 feet to a point indicated by a pin, thence South 994 feet to a point indicated by a pin, thence East 1320 feet to the point of beginning, all in Section 25, Township 11 North, Range 23 East, M D B &M

TOGETHER with all waters, water rights, claims or water rights which are or may be appurtenant to said land, rights to the use of waters, dams, ditches, canals, pipe lines, reservoirs, and all other means for the diversion or use of waters appurtenant to the said property or any part thereof, or used or enjoyed in connection therewith, and together with all stock watering rights used or enjoyed with the use of any of

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said lands, including the waters of the Walker River Irrigation District apportioned to said land

TOGETHER with all buildings and improvements situated thereon

In compliance with Nevada Revised Statutes 111 312, the above legal description was taken from the instrument recorded on October 4, 2005, as Document No 364261, in the Official Records of Lyon County, Nevada

"UNOFFICIAL COPY"

IN THE UNITED STATES DISTRICT COURT

FOR THE DISTRICT OF NEVADA

UNITED STATES OF AMERICA, Plaintiff, WALKER RIVER PAIUTE TRIBE, Plaintiff-Intervenor, v. WALKER RIVER IRRIGATION DISTRICT, a corporation, et al., Defendants.	In Equity No. C-125-ECR Subfile No. C-125-B **NOTICE OF CHANGE OF OWNERSHIP OF WATER RIGHT**

The undersigned counter-defendant in the above action hereby notifies the Court and the United States that the undersigned (or the entity on whose behalf the undersigned is acting) has sold or otherwise conveyed ownership of all or a portion of a water right within one or more of the categories set forth in Paragraph 3 of the Case Management Order and provides the following information:

1. The name and address of the party or parties who sold or otherwise conveyed ownership:

Wayne M. Prouty and Debra Lynn Prouty, Trustees of the Wayne M. Prouty and Debra Lynn Prouty Revocable Living Trust Agreement dated October 29, 2001

Name(s)

P.O. Box 2153

Street or P.O. Box

Minden	NV	89423
Town or City	State	ZipCode

2. The name and address of each person or entity who acquired ownership

James Doyle Swofford
Name(s)

7416 El Campo Circle
Street or P.O. Box

Buena Park	CA	90620
Town or City	State	ZipCode

3. Attached to or included with this notice is a copy of the (check appropriate box(es)):

- [X] Deed
- [ ] Court Order
- [ ] Other Document.

by which the change in ownership was accomplished.

4. The undersigned acknowledges that any person or entity who files a Notice of Change of Ownership of Water Right using this form is ultimately responsible for the accuracy of this filing. Consequently, the undersigned acknowledges that any person or entity who files

---

* This notice shall be sent to the following two persons:

Linda Lea Sharer, Chief Deputy Clerk
United States District Court for the District of Nevada
400 South Virginia Street, Suite 301
Reno, NV 89501

And

Susan L. Schneider
United States Department of Justice
P.O. Box 756
Littleton, CO 80160

such a notice, but retains such water rights, shall nevertheless, be bound by the results of this litigation.

Executed this 14th day of May 2008.

By Wayne M. Prouty
Wayne M. Prouty, Trustee

By Debra Lynn Prouty
Debra Lynn Prouty, Trustee
[signature of counter-defendant]

Wayne M. Prouty, Trustee

Debra Lynn Prouty, Trustee

[name of counter-defendant]

[signature, if applicable, of person acting on behalf of counter-defendant]

[name, if applicable, of person acting on behalf of counter-defendant]

P. O. Box 2153
Minden, NV 89423

[address]

[telephone number]
(775) 265 0969

*** THIS IS AN UNOFFICIAL COPY ***

DOC # 419685
01/22/2008 04 00 PM
Official Record
Requested By
JAMES DOYLE SWOFFORD
Lyon County - NV
Mary C. Milligan - Recorder
Page 1 of 3 Fee $16 00
Recorded By MGM RPTT $826 80
0419685

A.P.N. 010-671-22

RECORDING REQUESTED BY

MAIL TAX STATEMENTS AND WHEN RECORDED, MAIL TO
James Doyle Swofford
7416 El Campo Circle
Buena Park, CA 90620

Accm 0000

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s)

Documentary transfer tax is $826 80

GRANT, BARGAIN, SALE DEED

UNOFFICIAL COPY

That **Wayne M. Prouty and Debra Lynn Prouty, Trustees of the Wayne M. Prouty and Debra Lynn Prouty Revocable Living Trust Agreement dated October 29, 2001** in consideration of $10 00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **James Doyle Swofford, an Unmarried Man** all that real property in the County of Lyon, State of Nevada, bounded and described as follows

See Exhibit "A" attached hereto and made a part hereof for legal description.

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

Dated JAN 11, 2008

The Wayne M. Prouty and Debra Lynn Prouty Revocable Living Trust Agreement dated October 29, 2001

Wayne M. Prouty

Wayne M. Prouty, Trustee

Debra Lynn Prouty

Debra Lynn Prouty, Trustee

*** THIS IS AN UNOFFICIAL COPY ***

419685 01/22/2008
002 of 3

STATE OF NEVADA)

COUNTY OF LYON)

On 1-11-08 personally appeared before me, a Notary Public, Wayne A. Prouty

who acknowledged that he executed the above instrument

Signature (Notary Public)

DIANE L. ARVIZO
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 96-5065-12 - Expires September 20, 2008

STATE OF NEVADA

COUNTY OF Douglas)

On 1-14-08 personally appeared before me, a Notary Public, Debra Lynn Prouty

who acknowledged that She executed the above instrument

Signature (Notary Public)

JULIE A. MCCAIN
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 99-38029-5
MY APPT EXPIRES MAR. 01, 2011

"UNOFFICIAL COPY"

Case 3:73-cv-00127-ECR-RAM Document 1334 Filed 08/30/2008 Page 6 of 6

*** THIS IS AN UNOFFICIAL COPY ***

419685 01/22/2008
003 of 3

EXHIBIT 'A'

All that certain real property being a portion of the E 1/2 of the SE 1/4 of Section 2, portion of the W 1/2 of the SW 1/4 of Section 1, T 10 N, R 23 E, M D B & M , Lyon County, Nevada, being a portion of Parcel No 1 Lyon County Parcel Map No 102776 and a portion of Parcel A of Lyon County Parcel Map No 149049, described as follows·

Parcel D as shown on the Parcel Map for Green Valley Turf Farm, Inc , recorded in the Official Records of Lyon County, Nevada, on October 24, 1995, as Document No 186937

APN 10-071-20

"TOGETHER WITH all water and water rights ditch or ditch rights and other rights to water, of any nature whatsoever, appurtenant to the property"

"UNOFFICIAL COPY"

State of Nevada - Division of Water Resources

901 S. Stewart Street
2nd Floor
Carson City, NV 89701

GUNN AND ASSOCIATES
REAL ESTATE INC
PO BOX 1449
FERNLEY NV 89408

Receipt

Payment Method	Check No.	Receipt #
Check	1424	223350

Date	Item	Description	Amount
3/19/2008	DEEDS - PERMIT COVERS DEEDS	DEED FILING FEE - PERMIT # 61207, 61208 COVERS ALL DEEDS LISTED ABOVE	70.00 0.00

Received by: Sue Cox

Total $70.00

09-108

State of Nevada — Nov-05

REPORT OF CONVEYANCE

of a water right to

Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer

ITEM

1 APPLICATION / PERMIT No. 61207 PROOF, or CLAIM No.: _____ STATUS: CERT USE: IND/DOM

2 CURRENT HOLDER(S) SHOWN BY THE STATE ENGINEER: J.R. BENTON CO LLC AN ALABAMA Limited Liability Company

If any item requires additional space, please use Item 15 Remarks: or attach 8 1/2" X 11" sheets referencing appropriate item number.

3 NEW HOLDER(S) or BENEFICIARY(S): WABUSKA LLC

ADDRESS: 745 MANZANITA LANE 775

CITY: RENO STATE: NV ZIP CODE: 89509 PHONE: 815-3000

4 INVENTORY DOCUMENTS BY CATEGORY AND NUMBER OF EACH IN CHAIN OF TITLE. See *Guidelines* Page 2

DEED(S).....	X	CORRECTION DEED(S).....	X	OTHER: WATER RIGHTS DEED	
DEED(S) OF TRUST.....		RECONVEYANCE...at no charge		TOTAL NUMBER OF $$ DOCUMENTS =>	2
NOTICE(S) OF PLEDGE.....		MAP(S) at no charge.....		TOTAL # X $10 each =	$ 20 .00
DEATH CERTIFICATES.....		AFF OF ID at no charge.....		Report filing fee = $25.00	$ 25 .00
DECREE(S) OF DISTR.....		OTHER: _____		TOTAL FEES SUBMITTED*	$ 45 .00

5 *ONE, ONE-TIME $25 FILING FEE MUST ACCOMPANY THESE REPORT(S) +$10 PER CONVEYANCE DOCUMENT LISTED ABOVE.

6 This REPORT requires an ABSTRACT OF TITLE listing the above documents in chronological order, from the current holder(s) of record (ITEM 2) with the Division of Water Resources, Office of the State Engineer, to the proposed, new holder(s) of record (ITEM 3). Document(s) must be recorded in the Office(s) of the respective County Recorder(s).

If the legal description on any deed(s) refer(s) to a subdivision lot or parcel or assessor's parcel number, or lists any deviation(s) different than the place of use in a Quarter/Quarter/Section/Township/Range format, a copy of the map referred to in said deed(s) *is required.* Copies of maps should be 8 1/2" x 11" or 11" x 17". Please refer to *Guidelines* sheet for details.

7 LIST SUPPLEMENTAL RIGHTS: _____

8 COUNTY: POINT OF DIVERSION: Lyon COUNTY: PLACE(S) OF USE: WABUSKA

9 PLACE(S) OF USE: Qtr. S/W Qtr. S/W Sec. 22 TWNSHP 15 RANGE 25 APN: 004-031-06 008 009 010

10 AMOUNT (DUTIES) TO BE ASSIGNED: 0.1 CFS 2 (ACRE-FEET) or MGA _____ ACRES or UNITS

11 DOES THE CURRENT HOLDER INTEND TO RETAIN ANY PORTION OF THE WATER RIGHT? YES X NO ____

12 IS AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. OF THIS RIGHT TO BE FILED? YES ____ NO X

13 IF AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. IS ALREADY FILED, INDICATE THE NUMBER: _____

14 List any other water rights relating to this Report of Conveyance that has been filed using this same abstract and chain of title.

15 Additional Space/Remarks: _____

16 *"I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer."*

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY OF Mo. March Yr. 2008

(SS) Gloria K. Lash
Notary Signature Required

NOTARY PUBLIC IN AND FOR THE COUNTY OF Carson City STATE OF Nevada

MY COMMISSION EXPIRE _____

SIGNATURE: Tom Gunn

PRINT NAME: TOM GUNN

MAILING ADDRESS: PO BOX 1449

FIRM NAME: GUNN & ASSOCIATES REAL ESTATE INC

CITY: FERNLEY STATE: NV ZIP CODE: 89408

PHONE: 343-0200

OWNER?: ____

AGENT?: ✓

GLORIA K. LASH
NOTARY PUBLIC
STATE OF NEVADA
No.88-0293-5 My Appt. Exp. Dec. 20, 2010
NOTARY

THIS DOUBLE SIDED FORM CAN BE COPIED ONTO GREEN PAPER ONLY.

ABSTRACT OF TITLE

Permit/Proof No. 61207

Page ____ of ____ pages

DEED NO.	GRANTOR	GRANTEE	CFS	(circle one) AFA/AFS MGA/MGS	(circle one) ACRES or Units	This column for office use only FILED UNDER / DATE	DOC # / DATE	DOCUMENT DESCRIPTION/ REMARKS
1	JR BENTON CO LLC AN ALABAMA LIMITED Liability Company	WABUSKA LLC	0.1	Z Ac/Ft	IPD/DOM		418545 / 12-27-07	GRANT DEED
2							418547 / 12-27-07	WATER RIGHTS DEED
3								
4								
5								
6								
7								
8								

Type or print in black ink

GUNN & ASSOCIATES
REAL ESTATE, INC.
Tom Gunn - Broker
Jerry Brinkerhoff - Realtor Associate
P.O. Box 1449
Fernley, Nevada 89408
Website: www.NevadaFarmland.com
Email: NevadaFarmland@aol.com
Office: (775) 343-0200
Fax: (775) 343-0202

2/22/2008

State of Nevada
Division of Water Resources
901 S. Stewart
Carson City, NV 89701
Attn: Tracy Taylor – State Engineer

Re: Permit #s: 61207 & 61208

Dear Mr. Taylor:

Attached please find Reports of Conveyance, associated documents and fees for the above permits.

On or about 11-30-2007 I filed Reports of Conveyance on the above referenced permits bringing them to current ownership at that time. A portion of the property has since transferred to a new owner thus the attachments.

Thank you.

Sincerely,

Tom Gunn, Broker
Gunn & Associates Real Estate, Inc.

Revised 1/1/2007 Nov-06

REPORT OF CONVEYANCE

of a water right to

Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer

ITEM

1 APPLICATION / PERMIT No. 61208 PROOF, or CLAIM No.: _____ STATUS: CERT USE: IND / PWR

2 CURRENT HOLDER(S) SHOWN BY THE STATE ENGINEER: J.R. BENTON & LLC AN ALABAMA LIMITED LIABILITY COMPANY

If any item requires additional space, please use Item 15 Remarks: or attach 8 1/2" X 11" sheets referencing appropriate item number.

3 NEW HOLDER(S) or BENEFICIARY(S): WABUSKA LLC

ADDRESS: 745 MANZANITA LANE

CITY: RENO STATE: NV ZIP CODE: 89509 PHONE: 815-3000 775

4 INVENTORY DOCUMENTS BY CATEGORY AND NUMBER OF EACH IN CHAIN OF TITLE. See *Guidelines* Page 2

DEED(S).....	X	CORRECTION DEED(S).....	X	OTHER: WATER RIGHTS DEED		
DEED(S) OF TRUST.....		RECONVEYANCE...at no charge		TOTAL NUMBER OF $$ DOCUMENTS = >		
NOTICE(S) OF PLEDGE.....		MAP(S) at no charge.....		TOTAL # X $10 each =	$	.00
DEATH CERTIFICATES.....		AFF OF ID at no charge.....		Report filing fee = $25.00	$	.00
DECREE(S) OF DISTR.....		OTHER: SEE 61207		TOTAL FEES SUBMITTED*	$ 25	.00

5 *ONE, ONE-TIME $25 FILING FEE MUST ACCOMPANY THESE REPORT(S) +$10 PER CONVEYANCE DOCUMENT LISTED ABOVE.

6 This REPORT requires an ABSTRACT OF TITLE listing the above documents in chronological order, from the current holder(s) of record (ITEM 2) with the Division of Water Resources, Office of the State Engineer, to the proposed, new holder(s) of record (ITEM 3). Document(s) must be recorded in the Office(s) of the respective County Recorder(s).

If the legal description on any deed(s) refer(s) to a subdivision lot or parcel or assessor's parcel number, or lists any deviation(s) different than the place of use in a Quarter/Quarter/Section/Township/Range format, a copy of the map referred to in said deed(s) *is required.* Copies of maps should be 8 1/2" x 11" or 11" x 17". Please refer to *Guidelines* sheet for details.

7 LIST SUPPLEMENTAL RIGHTS: _____

8 COUNTY: POINT OF DIVERSION: Lyon COUNTY: PLACE(S) OF USE: WABUSKA

9 PLACE(S) OF USE: Qtr. S/W Qtr. S/W Sec. 22 TWNSHP 15 RANGE 25 APN: 004-031-06 & 08 09 & 10

10 AMOUNT (DUTIES) TO BE ASSIGNED: 0.1 CFS 2 ACRE-FEET or MGA _____ ACRES or UNITS

11 DOES THE CURRENT HOLDER INTEND TO RETAIN ANY PORTION OF THE WATER RIGHT? YES X NO ____

12 IS AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. OF THIS RIGHT TO BE FILED? YES ____ NO X

13 IF AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. IS ALREADY FILED, INDICATE THE NUMBER: _____

14 List any other water rights relating to this Report of Conveyance that has been filed using this same abstract and chain of title.

15 Additional Space/Remarks:

16 *"I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer."*

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY OF Mo. March Yr. 2008

(SS) Gloria K. Lash
Notary Signature Required

NOTARY PUBLIC IN AND FOR THE COUNTY OF Carson City STATE OF Nevada

MY COMMISSION EXPIRE _____

SIGNATURE: Tom Gunn

PRINT NAME: Tom Gunn

MAILING ADDRESS: PO Box 1449

FIRM NAME: Gunn & Associates Real Estate Inc.

CITY: Fernley STATE: NV ZIP CODE: 89408

PHONE: 343-0200

OWNER?: ____

AGENT?: ✓

GLORIA K. LASH
NOTARY PUBLIC
STATE OF NEVADA
No.88-0298-5 My Appt. Exp. Dec. 20, 2010

NOTARY STAMP

THIS DOUBLE SIDED FORM CAN BE COPIED ONTO GREEN PAPER ONLY.

ABSTRACT OF TITLE

Permit/Proof No. 61208

Page ____ of ____ pages

DEED NO.	GRANTOR	GRANTEE	CFS	AFA/AFS MGA/MGS (circle one)	ACRES or Units (circle one)	This column for office use only: FILED UNDER / DATE	DOC # / DATE	DOCUMENT DESCRIPTION/ REMARKS
1	J.R. BENTON & LLC AN ALABAMA LIMITED LIABILITY COMPANY	WABUSKA LLC	0.1	2 AC/FT	Ind/Dom		418545 / 12-27-07	GRANT DEED
2							418547 / 12-27-07	WATER RIGHTS DEED
3								
4								
5								
6								
7								
8								

Type or print in black ink

DOC# 418545
06/29/2007 11:24 AM
Official Record
Requested By
FIRST AMERICAN TITLE RENO
Lyon County - NV
Mary C. Milligan - Recorder
Page: 1 of 4 Fee: $17.00
Recorded By MCM RPTT: $4,680.00

0418545

A.P.N.: 004-031-06, 08, 09, 10
File No: 156-2325147 (JB)
R.P.T.T.: $4,680.00

When Recorded Mail To: Mail Tax Statements To:
Wabuska, LLC
795 Manzanita Lane
Reno, NV 89509

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

J.R. Benton Co., LLC, an Alabama limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Wabuska, LLC, a Nevada limited liability company

the real property situate in the County of Lyon, State of Nevada, described as follows:

Per Exhibit "A" to be attached hereto and made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 05/29/2007

418545 12/27/2007

J.R. Benton Co., LLC, an Alabama limited liability company

By: Jason R. Benton, Managing Member

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **WASHOE**)

This instrument was acknowledged before me on Nov 15, 2007 by **Jason R. Benton.**

Notary Public
(My commission expires: 1-18-09)

JoANNE BROWN
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 97-0167-2 - Expires January 18, 2009

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 29, 2007** under Escrow No. **156-2325147**.

418545 12/27/2007

EXHIBIT 'A'

PARCEL 1:

ALL THAT CERTAIN REAL PROPERTY BEING ALL OF PARCEL 1 AND A PORTION OF PARCEL 2 AS SHOWN ON THE PARCEL MAP, FILE NO. 59232, OF LYON COUNTY RECORDS LYING IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 15 NORTH, RANGE 25 EAST, M.D.B. & M. BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1 AS SHOWN ON SAID PARCEL MAP, THENCE FROM SAID POINT OF BEGINNING, SOUTH 89°46'17" EAST A DISTANCE OF 419.92 FEET, THENCE SOUTH 0°34'27" WEST A DISTANCE OF 994.92 FEET TO A POINT OF INTERSECT WITH THE SOUTHERLY LINE OF SAID PARCELS 1 & 2; THENCE ALONG SAID LINE, NORTH 72°08'27" WEST A DISTANCE OF 398.08 FEET; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 0°35'12" EAST A DISTANCE OF 31.42 FEET; THENCE SOUTH 72°08'27" EAST A DISTANCE OF 146.63 FEET; THENCE NORTH 0°35'12" EAST A DISTANCE OF 224.19 FEET; THENCE NORTH 89°46'17" WEST A DISTANCE OF 180.02 FEET, TO A POINT OF INTERSECT WITH THE WESTERLY LINE OF SAID SECTION 22; THENCE ALONG SAID SECTION LINE NORTH 0°35'12" EAST A DISTANCE OF 663.15 FEET; TO THE POINT OF BEGINNING.

THE ABOVE METES AND BOUNDS LEGAL WAS PREPARED BY:
DENSON SURVEYING, INC.
P.O. BOX 528
YERINGTON, NV. 89447

PARCEL NO. 2:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 15 NORTH , RANGE 25 EAST, M.D.M., COUNTY OF LYON, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

418545 12/27/2007

BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 21 DISTANT NORTH 0°35'20" EAST, ALONG SAID EAST LINE, 457.38 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION, ALSO BEING DISTANT NORTHERLY 100 FEET FROM THE CENTER LINE OF THE MAIN TRACK OF SOUTHERN PACIFIC TRANSPORTATION COMPANY (MINA BRANCH) ; THENCE NORTH 72°12'53" WEST, PARALLEL WITH SAID CENTER LINE, 289.23 FEET TO A POINT IN THE EASTERLY LINE OF LAND (15 FEET WIDE) DESCRIBED IN "PARCEL 1" OF DEED DATED SEPTEMBER 22, 1968, FROM SOUTHERN PACIFIC COMPANY TO STATE OF NEVADA (U.S. #95 ALTERNATE); IN THE NORTH 7°14'43" WEST, ALONG LAST SAID EASTERLY LINE, 781.22 FEET TO A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°50'18" EAST, ALONG LAST SAID NORTH LINE, 382.80 FEET TO A POINT IN THE SAID EAST LINE OF SAID SECTION; THENCE SOUTH 0°35'20" EAST, ALONG LAST SAID EAST LINE, 862.29 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY, FROM THE CONTOUR OF THE SURFACE OF SAID PROPERTY.

THE ABOVE METES AND BOUNDS LEGAL APPEARED PREVIOUSLY IN DEED RECORDED DECEMBER 27, 2005 AS INSTRUMENT NO. 371594 OF OFFICIAL RECORDS, LYON COUNTY, NEVADA.

PARCEL NO. 3:

ALL THOSE CERTAIN PARCELS OF LAND SITUATE IN SECTION 22, TOWNSHIP 15 NORTH, RANGE 25 EAST, M.D.B. & M., IN MASON VALLEY, LYON COUNTY, NEVADA , MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 8, 9 AND 10 OF BLOCK 8 OF THE DYER ADDITION TO THE TOWN OF WABUSKA, LYON COUNTY, NEVADA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE LYON COUNTY RECORDER, LYON COUNTY, NEVADA.

PARCEL NO. 4:

LOT 1 IN BLOCK 7, AS SHOWN ON THE MAP OF DYER'S ADDITION TO THE TOWN OF WABUSKA, RECORDED IN LYON COUNTY, NEVADA, AS DOCUMENT NO. 8192.

ALL PARCELS AS DESCRIBED DO INCLUDE ALL THOSE PORTIONS OF STREETS AS ORIGINALLY SHOWN ON THE PLAT OF THE DYER ADDITION TO THE TOWN OF WABUSKA, AND SUBSEQUENTLY ABANDONED BY THE BOARD OF LYON COUNTY COMMISSIONERS, AS EVIDENCED BY ORDER, RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA, ON MAY 25, 1983 AS DOCUMENT NO. 76110 AND ORDER RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA ON JANUARY 11, 1982 AS DOCUMENT NO. 65577.

A.P.N. 004-031-06

CERTIFIED COPY OF ORIGINAL

The foregoing instrument is a full, true and correct copy of the original on file in the office of the County Recorder of Lyon County, State of Nevada.

Witnessed my hand this 12 day of February, 2008

MARY C. MILLIGAN LYON COUNTY RECORDER

By: Dawna L. Warr
Chief Deputy

DOC# 418547
12/27/2007 11:24AM
Official Record
Requested By
FIRST AMERICAN TITLE RENO
Lyon County - NV
Mary C. Milligan - Recorder
Page: 1 of 10 Fee: $48.00
Recorded By MCM RPTT: $0.00
0418547

A.P.N.: 004-031-06, 08, 09, 10

File No: 156-2325147 (JB)

R.P.T.T.: Included on previous deed

When Recorded Mail To: Mail Tax Statements To:
Wabuska, LLC
795 Manzanita Lane
Reno, NV 89509

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

J.R. Benton Co., LLC, an Alabama limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Wabuska, LLC, a Nevada limited liability company, a Nevada limited liability company

the [redacted] property situate in the County of Lyon, State of Nevada, described as follows:

The following:

Together with four (4) acre feet of water, being a portion from application number 61207; Certificate Number 14927 and from application number 61208; Certificate Number 14928 and reserving unto the Grantor the balance those remaining acre feet of water from application number 61207; certificate number 14927 and from application number 61208; certificate number 14928 in accordance with the provisions set forth on the documents referenced above. See water Rights Exhibits A and B attached hereto and made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 10/17/2007

J.R. Benton Co., LLC, an Alabama limited liability company

By: Jason R. Benton, Managing Member

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **WASHOE**)

This instrument was acknowledged before me on Nov 15, 2007 by Jason R. Benton

JoANNE BROWN
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 97-0167-2 - Expires January 18, 2009

Notary Public
(My commission expires: 1-18-09)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 17, 2007** under Escrow No. **156-2325147**.

418547 12/17/2007 3 of 10

EXHIBIT A

No. 61207

APPLICATION FOR PERMIT
TO APPROPRIATE THE PUBLIC WATERS OF THE STATE OF NEVADA

Date of filing in State Engineer's Office MAY 05 1995

Returned to applicant for correction

Corrected application filed

Map filed MAY 05 1995

The applicant O'SULLIVAN PLASTICS CORPORATION

270 HWY 95A NORTH (Street and No. or P.O. Box No.), of YERINGTON (City or Town),

NEVADA, 89447 (State and Zip Code No.), hereby make application for permission to appropriate the public waters of the State of Nevada, as hereinafter stated. (If applicant is a corporation, give date and place of incorporation; if a copartnership or association, give names of members.) INCORPORATED MAY 25TH, 1984 IN THE STATE OF NEVADA

1. The source of the proposed appropriation is UNDERGROUND (Name of stream, lake, spring, underground or other source)

2. The amount of water applied for is 0.1 CFS (One second-foot equals 448.83 gals. per min.) second-feet

(a) If stored in reservoir give number of acre-feet

3. The water to be used for INDUSTRIAL AND DOMESTIC (Irrigation, power, mining, manufacturing, domestic, or other use. Must limit to one use.)

4. If use is for:

(a) Irrigation, state number of acres to be irrigated

(b) Stockwater, state number and kinds of animals to be watered

(c) Other use (describe fully under No. 12. "Remarks"

(d) Power:

(1) Horsepower developed

(2) Point of return of water to stream

5. The water is to be diverted from its source at the following point SW4 SW4 SECTION 22, T.15N., R.25E., MDM, (Describe as being within a 40-acre subdivision of public survey, and by course and distance to a section corner. If on unsurveyed land, it should be so stated.)

OR AT A POINT FROM THE SW CORNER SAID SECTION 22 THAT BEARS N. 75°47'56" E. A DISTANCE OF 770.93 FEET

6. Place of use PORTION OF THE SW4 SW4 SECTION 22, T.15N., R.25E., MDM, and portion of the (Describe by legal subdivision. If on unsurveyed land, it should be so stated.)

SE/4 SE/4 Section 21, T.15N., R.25E. MDM

9. Estimated cost of works _____

10. Estimated time required to construct works EXISTING WORKS
If well completed, describe works.

11. Estimated time required to complete the application of water to beneficial use ONE YEAR

12. Remarks: For use other than irrigation or stock watering, state number and type of units to be served or annual consumptive use:

(SEE ATTACHED)

By s/Robert O. Harges
270 HWY 95A NORTH
YERINGTON, NEVADA 89447

Compared sm/jk jr/bk

Protested _____

APPROVAL OF STATE ENGINEER

This is to certify that I have examined the foregoing application, and do hereby grant the same, subject to the following limitations and conditions:

This permit is issued subject to existing rights. It is understood that the amount of water herein granted is only a temporary allowance and that the final water right obtained under this permit will be dependent upon the amount of water actually placed to beneficial use. It is also understood that this right must allow for a reasonable lowering of the static water level. This well shall be equipped with a two (2) inch opening for measuring depth to water. If the well is flowing, a valve must be installed and maintained to prevent waste. A totalizing meter must be installed and maintained in the discharge pipeline near the point of diversion and accurate measurements must be kept of water placed to beneficial use. The totalizing meter must be installed before any use of water begins, or before the Proof of Completion of Work is filed. This source is located within an area designated by the State Engineer, pursuant to NRS 534.030. The State retains the right to regulate the use of the water herein granted at any and all times.

This permit does not extend the permittee the right of ingress and egress on public, private or corporate lands.

(CONTINUED ON PAGE 2)

The amount of water to be appropriated shall be limited to the amount which can be applied to beneficial use, and not to exceed 0.1 cubic feet per second, but not to exceed 2.92 million gallons annually.

Work must be prosecuted with reasonable diligence and be completed on or before August 31, 1996

Proof of completion of work shall be filed before October 1, 1996

Application of water to beneficial use shall be filed on or before August 31, 1997

Proof of the application of water to beneficial use shall be filed on or before October 1, 1997

(PERMIT TERMS CONTINUED)

The total combined duty of water under Permits 61207 and 61208 shall not exceed 2.92 million gallons annually.

The issuance of this permit does not waive the requirements that the permit holder obtain other permits from State, Federal and local agencies.

This permit is issued under the provisions of NRS 534.120(2) as a preferred use.

Permit No. 61207 Certificate No. 14927 Book 59 Page 14927

THE STATE OF NEVADA

CERTIFICATE OF APPROPRIATION OF WATER

~ ~ ~ ~ ~

WHEREAS, Robert O. Hargis, Agent has presented to the State Engineer of the State of Nevada Proof of Application of Water to Beneficial Use, from an underground source through a drilled well, pump, and distribution system for industrial and domestic purposes. The point of diversion of water from the source is as follows:

> SW¼ SW¼ Section 22, T.15N., R.25E., M.D.B.&M., or at a point from which the SW corner of said Section 22 bears S. 75°47'56" W., a distance of 770.93 feet situated in Lyon County, State of Nevada.

NOW KNOW YE, That the State Engineer, under the provisions of NRS 533.425, has determined the date, source, purpose, amount of appropriation, and the place where such water is appurtenant, as follows:

Name of appropriator:	O'Sullivan Plastics Corporation
Source:	Underground
Manner of Use:	Industrial and Domestic
Amount of appropriation:	*0.08 c.f.s., but not to exceed 2.92 million gallons annually
Period of use:	January 1st to December 31st of each year
Date of priority of appropriation:	May 5, 1995

Description of the works of diversion, manner and place of use:

Water is developed by means of a drilled well, 293 feet deep, 12 3/4 inch diameter casing, via a 5 H.P. submersible pump, thence through a distribution system to a manufacturing plant of plastic pipe located within a portion of the SW¼ SW¼ of Section 22, and a portion of the SE¼ SE¼ of Section 21, T.15N., R.25E., M.D.B.&M.

*The total combined duty of water under this certificate and any certificate issued under Permit 61208, shall not exceed 2.92 million gallons annually.

This certificate is issued subject to the terms of the permit

The right to water hereby determined is limited to the amount which can be beneficially used, not to exceed the amount above specified, and the use is restricted to the place and for the purpose as set forth herein.

IN TESTIMONY WHEREOF, I, R. MICHAEL TURNIPSEED, State Engineer of Nevada, have hereunto set my hand and the seal of my office, this 20th day of April, A.D. 1998.

State Engineer

cms/sb

418547

EXHIBIT B

No. 61208

APPLICATION FOR PERMIT
TO APPROPRIATE THE PUBLIC WATERS OF THE STATE OF NEVADA

Date of filing in State Engineer's Office MAY 05 1995

Returned to applicant for correction

Corrected application filed

Map filed April 29, 1981 under 43572

The applicant O'SULLIVAN PLASTICS CORPORATION

270 HWY 95A NORTH (Street and No. or P.O. Box No.), of YERINGTON (City or Town),

NEVADA, 89447 (State and Zip Code No.), hereby makes application for permission to appropriate the public waters of the State of Nevada, as hereinafter stated. (If applicant is a corporation, give date and place of incorporation; if a copartnership or association, give names of members.) INCORPORATED MAY 25TH, 1984 IN THE STATE OF NEVADA

1. The source of the proposed appropriation is UNDERGROUND (Name of stream, lake, spring, underground or other source)

2. The amount of water applied for is 0.1 cfs (One second-foot equals 448.83 gals. per min.) second-feet

   (a) If stored in reservoir give number of acre-feet

3. The water to be used for INDUSTRIAL AND DOMESTIC (Irrigation, power, mining, manufacturing, domestic, or other use. Must limit to one use.)

4. If use is for:

   (a) Irrigation, state number of acres to be irrigated

   (b) Stockwater, state number and kinds of animals to be watered

   (c) Other use (describe fully under No. 12, "Remarks"

   (d) Power:

      (1) Horsepower developed

      (2) Point of return of water to stream

5. The water is to be diverted from its source at the following point SW^{4} SW^{4} SECTION 22 T.15N., R.25E., MDM. OR AT A POINT FROM WHICH THE SW CORNER SAID SECTION 22 BEARS S. 16°07'40" W., A DISTANCE OF 705.92 FEET. (Describe as being within a 40-acre subdivision of public survey, and by courses and distances to a section corner. If on unsurveyed land, it should be so stated.)

6. Place of use PORTION OF THE SW^{4} SW^{4} SECTION 22, T.15N., R.25E., MDM. (Describe by legal subdivisions. If on unsurveyed land, it should be so stated.)

7. Use will begin about JANUARY 1st (Month and Day) and end about DECEMBER 31st (Month and Day), of each year.

8. Description of proposed works. (Under the provisions of NRS 535.010 you may be required to submit plans and specifications of your diversion or storage works.) DRILLED WELL PUMP & ELECTRIC MOTOR AND DISTRIBUTION SYSTEM (State number in which water is to be diverted, i.e. diversion structure, ditches and flumes, drilled well with pump and motor, etc.)

61206

418547

9. Estimated cost of works $50,000.00

10. Estimated time required to construct works EXISTING WORKS
If well completed, describe works.

11. Estimated time required to complete the application of water to beneficial use ONE YEAR

12. Remarks: For use other than irrigation or stock watering, state number and type of units to be served or annual consumptive use:

THIS APPLICATION IS FILED TO REPLACE CANCELLED PERMIT #(NO.) 43572. THE ESTIMATED ANNUAL CONSUMPTION UNDER THIS APPLICATION IS 2,917,395 GALLONS PER YEAR. NOTE: THIS WELL TO BE USED ONLY IN CASE EXISTING DIVERSION WELL FAILS. SEE OTHER PERMIT FOR AUTHORIZATION TO USE MAP ON FILE.

By s/Robert O. Harges
270 HWY 95A NORTH
YERINGTON, NEVADA 89447

Compared sm/jk jr/bk

Protested

APPROVAL OF STATE ENGINEER

This is to certify that I have examined the foregoing application, and do hereby grant the same, subject to the following limitations and conditions:

This permit is issued subject to existing rights. It is understood that the amount of water herein granted is only a temporary allowance and that the final water right obtained under this permit will be dependent upon the amount of water actually placed to beneficial use. It is also understood that this right must allow for a reasonable lowering of the static water level. This well shall be equipped with a two (2) inch opening for measuring depth to water. If the well is flowing, a valve must be installed and maintained to prevent waste. A totalizing meter must be installed and maintained in the discharge pipeline near the point of diversion and accurate measurements must be kept of water placed to beneficial use. The totalizing meter must be installed before any use of water begins, or before the Proof of Completion of Work is filed. This source is located within an area designated by the State Engineer, pursuant to NRS 534.030. The State retains the right to regulate the use of the water herein granted at any and all times.

This permit does not extend the permittee the right of ingress and egress on public, private or corporate lands.

(CONTINUED ON PAGE 2)

The amount of water to be appropriated shall be limited to the amount which can be applied to beneficial use, and not to exceed 0.1 cubic feet per second, but not to exceed 2.92 million gallons annually.

Work must be prosecuted with reasonable diligence and be completed on or before August 31, 1996

Proof of completion of work shall be filed before October 1, 1996

Application of water to beneficial use shall be filed on or before August 31, 1997

Proof of the application of water to beneficial use shall be filed on or before October 1, 1997

Map in support of proof of beneficial use shall be filed on or before N/A

Completion of work filed NOV 01 1996

Proof of beneficial use filed DEC 11 1997

Cultural map filed

Certificate No. 14928 Issued APR 20 1998

IN TESTIMONY WHEREOF, I, R. MICHAEL TURNIPSEED, P.E. State Engineer of Nevada, have hereunto set my hand and the seal of my office, this 31st day of AUGUST, A.D. 1998

State Engineer

Exhibit 92

(PERMIT TERMS CONTINUED)

The total combined duty of water under Permits 61207 and 61208 shall not exceed 2.92 million gallons annually.

The issuance of this permit does not waive the requirements that the permit holder obtain other permits from State, Federal and local agencies.

This permit is issued under the provisions of NRS 534.120(2) as a preferred use.

Permit No. 61208 Certificate No. 14928 Book 59 Page 14928

THE STATE OF NEVADA

CERTIFICATE OF APPROPRIATION OF WATER

- - - - -

WHEREAS, Robert O. Hargis, Agent has presented to the State Engineer of the State of Nevada Proof of Application of Water to Beneficial Use, from an underground source through a drilled well, pump, and distribution system for industrial and domestic purposes. The point of diversion of water from the source is as follows:

SW¼ SW¼ Section 22, T.15N., R.25E., M.D.B.&M., or at a point from which the SW corner of said Section 22 bears S. 16°07'40" W., a distance of 705.92 feet situated in Lyon County, State of Nevada.

NOW KNOW YE, That the State Engineer, under the provisions of NRS 533.425, has determined the date, source, purpose, amount of appropriation, and the place where such water is appurtenant, as follows:

Name of appropriator:	O'Sullivan Plastics Corporation
Source:	Underground
Manner of Use:	Industrial and Domestic
Amount of appropriation:	*0.10 c.f.s., but not to exceed 2.92 million gallons annually
Period of use:	January 1st to December 31st of each year
Date of priority of appropriation:	May 5, 1995

Description of the works of diversion, manner and place of use:

Water is developed by means of a drilled well, 150 feet deep, 10 inch diameter casing, via a 5 H.P. submersible pump, thence through a distribution system to a manufacturing plant of plastic pipe located within a portion of the SW¼ SW¼ of Section 22, T.15N., R.25E., M.D.B.&M.

*The total combined duty of water under this certificate and any certificate issued under Permit 61207, shall not exceed 2.92 million gallons annually.

This certificate is issued subject to the terms of the permit

The right to water hereby determined is limited to the amount which can be beneficially used, not to exceed the amount above specified, and the use is restricted to the place and for the purpose as set forth herein.

IN TESTIMONY WHEREOF, I, R. MICHAEL TURNIPSEED, State Engineer of Nevada, have hereunto set my hand and the seal of my office, this 20th day of April, A.D. 1998.

State Engineer

cms/sb

418547

12/27/2007
10 of 10

Exhibit 92

State of Nevada - Division of Water Resources

901 S. Stewart Street
2nd Floor
Carson City, NV 89701

WELLINGTON STATION
PO BOX 29
WELLINGTON NV 89444

Receipt

Payment Method	Check No.	Receipt #
Check	1050	216713

Date	Item	Description	Amount
8/7/2007	Deeds - Permit COVERS DEEDS	Deed Filing Fee - Permit # 60037 AND 62128 COVERS ALL DEEDS LISTED ABOVE	85.00 0.00

Received by: Sue Cox SC

Total $85.00

09-107

Mar-06

REPORT OF CONVEYANCE

of a water right to

Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer

ITEM

1 APPLICATION / PERMIT No. 60037 PROOF, or CLAIM No.: _____ STATUS: Cert USE: Comm

2 CURRENT HOLDER(S) SHOWN BY THE STATE ENGINEER: ~~Wellington Station Resort LLC~~ Compston Trust

If any item requires additional space, please use Item 15 Remarks: or attach 8 1/2" X 11" sheets referencing appropriate item number.

3 NEW HOLDER(S) or BENEFICIARY(S): Wellington Station LLC

ADDRESS: P.O. Box 29
CITY: Wellington STATE: NV ZIP CODE: 89444 PHONE: 775-465-2409

4 INVENTORY DOCUMENTS BY CATEGORY AND NUMBER OF EACH IN CHAIN OF TITLE. See *Guidelines* Page 2

DEED(S)	3	CORRECTION DEED(S)		OTHER:		
DEED(S) OF TRUST		RECONVEYANCE...at no charge		TOTAL NUMBER OF $5 DOCUMENTS =>		1
NOTICE(S) OF PLEDGE		MAP(S) at no charge		TOTAL # X $10 each =	3	$30 .00
DEATH CERTIFICATES		AFF OF ID at no charge		Report filing fee = $25.00		$ ~~25~~ .00
DECREE(S) OF DISTR.		OTHER:		TOTAL FEES SUBMITTED*		$ ~~55~~ 30 .00

5 *ONE, ONE-TIME $25 FILING FEE MUST ACCOMPANY THESE REPORT(S) +$10 PER CONVEYANCE DOCUMENT LISTED ABOVE.

6 This REPORT requires an ABSTRACT OF TITLE listing the above documents in chronological order, from the current holder(s) of record (ITEM 2) with the Division of Water Resources, Office of the State Engineer, to the proposed, new holder(s) of record (ITEM 3). Document(s) must be recorded in the Office(s) of the respective County Recorder(s).

If the legal description on any deed(s) refer(s) to a subdivision lot or parcel or assessor's parcel number, or lists any deviation(s) different than the place of use in a Quarter/Quarter/Section/Township/Range format, a copy of the map referred to in said deed(s) *is required.* Copies of maps should be 8 1/2" x 11" or 11" x 17". Please refer to *Guidelines* sheet for details.

7 LIST SUPPLEMENTAL RIGHTS: _____

8 COUNTY: POINT OF DIVERSION: Lyon COUNTY: PLACE(S) OF USE: Lyon

9 PLACE(S) OF USE: Qtr. ____ Qtr. ____ Sec. 2 & 3 TWNSHP 10N RANGE 23E APN: 010-631-20

10 AMOUNT (DUTIES) TO BE ASSIGNED: _____ CFS ~~3~~ 8.8 (ACRE-FEET) or MGA ____ ACRES or UNITS

11 DOES THE CURRENT HOLDER INTEND TO RETAIN ANY PORTION OF THE WATER RIGHT? YES X NO ~~X~~

12 IS AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. OF THIS RIGHT TO BE FILED? YES ____ NO X

13 IF AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. IS ALREADY FILED, INDICATE THE NUMBER: _____

14 List any other water rights relating to this Report of Conveyance that has been filed using this same abstract and chain of title: 62128

15 Additional Space/Remarks: _____

2007 AUG 17 PM 3:46 STATE ENGINEER'S OFFICE

16 *"I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer."*

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 7 DAY OF
Mo. Aug Yr. 2007
(SS) Gloria K. Lash
Notary Signature Required

NOTARY PUBLIC IN AND FOR THE
COUNTY OF Carson City
STATE OF Nevada
MY COMMISSION EXPIRE Dec 20, 2010

SIGNATURE: Michelle J. Van Sickle
PRINT NAME: Michelle Van Sickle
MAILING ADDRESS: P.O. Box 29
FIRM NAME: Wellington Station LLC
CITY: Wellington STATE: NV ZIP CODE: 89444
PHONE: 775-465-2409
OWNER?: yes
AGENT?: ____

GLORIA K. LASH
NOTARY PUBLIC
STATE OF NEVADA
No.88-0298-5 My Appt. Exp. Dec. 20, 2010

NOTARY STAMP

THIS DOUBLE SIDED FORM CAN BE COPIED ONTO GREEN PAPER ONLY.

State of Nevada

REPORT OF CONVEYANCE

of a water right to

Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer

May-96

1 APPLICATION / PERMIT No. 62128 PROOF, or CLAIM No.: _____ STATUS: Per USE: Comm

2 CURRENT HOLDER(S) SHOWN BY THE STATE ENGINEER: ~~Wellington Station Resort LLC~~ Compston Trust

If any item requires additional space, please use Item 15 Remarks: or attach 8 1/2" X 11" sheets referencing appropriate item number.

3 NEW HOLDER(S) or BENEFICIARY(S): Wellington Station LLC

ADDRESS: P.O. Box 29

CITY: Wellington STATE: NV ZIP CODE: 89444 PHONE: 775-465-2409

4 INVENTORY DOCUMENTS BY CATEGORY AND NUMBER OF EACH IN CHAIN OF TITLE. See *Guidelines* Page 2

DEED(S).....	3	CORRECTION DEED(S).....		OTHER:		
DEED(S) OF TRUST.....		RECONVEYANCE...at no charge		TOTAL NUMBER OF $$ DOCUMENTS =>		1
NOTICE(S) OF PLEDGE.....		MAP(S) at no charge.....		TOTAL # X $10 each =	$ 30	.00
DEATH CERTIFICATES.....		AFF OF ID at no charge.....		Report filing fee = $25.00	$ 25	.00
DECREE(S) OF DISTR.....		OTHER:		TOTAL FEES SUBMITTED*	$ 55	.00

5 *ONE, ONE-TIME $25 FILING FEE MUST ACCOMPANY THESE REPORT(S) +$10 PER CONVEYANCE DOCUMENT LISTED ABOVE.

6 This REPORT requires an ABSTRACT OF TITLE listing the above documents in chronological order, from the current holder(s) of record (ITEM 2) with the Division of Water Resources, Office of the State Engineer, to the proposed, new holder(s) of record (ITEM 3). Document(s) must be recorded in the Office(s) of the respective County Recorder(s).

If the legal description on any deed(s) refer(s) to a subdivision lot or parcel or assessor's parcel number, or lists any deviation(s) different than the place of use in a Quarter/Quarter/Section/Township/Range format, a copy of the map referred to in said deed(s) *is required.* Copies of maps should be 8 1/2" x 11" or 11" x 17". Please refer to *Guidelines* sheet for details.

7 LIST SUPPLEMENTAL RIGHTS: _____

8 COUNTY: POINT OF DIVERSION: Lyon COUNTY: PLACE(S) OF USE: Lyon

9 PLACE(S) OF USE: Qtr. ____ Qtr. ____ Sec. 2 & 3 TWNSHP 10N RANGE 23E APN: 010-631-20

10 AMOUNT (DUTIES) TO BE ASSIGNED: _____ CFS 1.48 ACRE-FEET or MGA _____ ACRES or UNITS

11 DOES THE CURRENT HOLDER INTEND TO RETAIN ANY PORTION OF THE WATER RIGHT? YES ____ NO X

12 IS AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. OF THIS RIGHT TO BE FILED? YES ____ NO X

13 IF AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. IS ALREADY FILED, INDICATE THE NUMBER: _____

14 List any other water rights relating to this Report of Conveyance that has been filed using this same abstract and chain of title:
60037

15 Additional Space/Remarks:

2007 AUG -7 PM 3:36
STATE ENGINEERS OFFICE

16 *"I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer."*

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF Mo. Aug Yr. 2007

(SS) Gloria K. Lash
Notary Signature Required

NOTARY PUBLIC IN AND FOR THE COUNTY OF Carson City STATE OF Nevada

MY COMMISSION EXPIRE Dec 20, 2010

SIGNATURE: Michelle G. Van Sickle

PRINT NAME: Michelle G. Van Sickle

MAILING ADDRESS: P.O. Box 29

FIRM NAME: Wellington Station, LLC

CITY: Wellington STATE: NV ZIP CODE: 89444

PHONE: 775-465-2409

OWNER?: yes

AGENT?: ____

GLORIA K. LASH
NOTARY PUBLIC
STATE OF NEVADA
No.88-0298-5 My Appt. Exp. Dec. 20, 2010

NOTARY STAMP

THIS DOUBLE SIDED FORM CAN BE COPIED ONTO GREEN PAPER ONLY.

DOC # 404814

Conformed Copy

(Not Compared to Original)

04/19/2007 03:29 PM

Official Record

Requested By
STEWART TITLE OF NEVADA

Lyon County - NV
Mary C. Milligan - Recorder

COPY - has not been compared with the Original Document - WCR

APN: 010-631-20
RETURN RECORDED DEED TO:
ANDREW MacKENZIE, ESQ.
ALLISON, MacKENZIE, PAVLAKIS,
WRIGHT & FAGAN, LTD.
402 North Division Street
Carson City, NV 89703

GRANTEES/MAIL TAX STATEMENTS TO:
WELLINGTON STATION LLC
P.O. Box 29
Wellington, NV 89444

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on April 18, 2007, by and between WELLINGTON STATION RESORT, LLC, a Nevada limited liability company, grantor, and WELLINGTON STATION, LLC, a Nevada limited liability company, grantee,

WITNESSETH:

That the grantor, in consideration of the sum of Ten and No/100 Dollars ($10.00), lawful money of the United States, and other good and valuable consideration to it in hand paid by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantee, and to its successors and assigns, all that certain parcel of real property located in the county of Lyon, state of Nevada, and more particularly described as follows:

(See, Exhibit "A" attached hereto and incorporated herein by this reference.)

Reserving all water rights appurtenant thereto, except 1.48 a.f.a. from Permit No. 62128 and 8.8 a.f.a. from Permit No. 60037 (subject to reservation of Permit No. 41214, Certificate No. 12748 therefrom) filed with the Nevada Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

WELLINGTON STATION RESORT, LLC

Marion F. Compston

By: MARION F. COMPSTON, Co-Trustee
Member/Manager

Kathryn A. Peak

By: KATHRYN A. PEAK, Co-Trustee
Member/Manager

STATE OF NEVADA)
: ss.
County of Washoe)

On April 18, 2007, personally appeared before me, a notary public, MARION F. COMPSTON, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that she executed the foregoing document.

MARGARITE L. ROMA
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 01-71104-2 - Expires September 21, 2009

Margarite L. Roma
NOTARY PUBLIC

STATE OF NEVADA)
: ss.
County of Washoe)

On April 18, 2007, personally appeared before me, a notary public, KATHRYN A. PEAK, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that she executed the foregoing document.

MARGARITE L. ROMA
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 01-71104-2 - Expires September 21, 2009

Margarite L. Roma
NOTARY PUBLIC

EXHIBIT "A"

All that certain parcel of real property situate in the county of Lyon, state of Nevada, more particularly described as follows:

ALL THAT CERTAIN REAL PROPERTY BEING A PORTION OF PARCEL 2B-2 AND ALL OF PARCEL 2A-1 AS SHOWN ON PARCEL MAP, FILE NO. 130652, LYON COUNTY RECORDS LYING IN A PORTION OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 23 EAST, MOUNT DIABLO MERIDIAN, LYON COUNTY NEVADA AND FURTHER REFERENCED IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT DEED RECORDED FEBRUARY 5, 2003 AS DOCUMENT NO. 290297, OFFICIAL RECORDS OF LYON COUNTY, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 SECTION CORNER OF SAID SECTION 2, AS SHOWN ON RECORDED PARCEL MAP FILE NUMBER 130652 IN THE LYON COUNTY RECORDERS OFFICE; THENCE SOUTH 2°41'15" WEST, 1531.51'; THENCE NORTH 52°10'15" EAST, 412.20'; THENCE NORTH 63°04'47" EAST, 216.46'; THENCE NORTH 52°38'25" EAST, 234.01'; THENCE SOUTH 65°01'28" EAST, 128.57' TO THE TRUE POINT OF BEGINNING OF THE PARCEL HERE IN DESCRIBED; THENCE NORTH 16°26'44" EAST, 130.56'; THENCE NORTH 47°26'11" EAST, 257.39'; THENCE NORTH 16°31'25" EAST, 104.16'; THENCE NORTH 22°10'56" WEST, 1320.26'; THENCE SOUTH 64°44'02" EAST, 327.13'; THENCE NORTH 47°31'14" EAST, 318.48' TO A POINT ON THE SOUTHERLY LINE OF STATE ROUTE 208 AS SHOWN ON SAID PARCEL MAP; THENCE ALONG SAID LINE SOUTH 57°10'26" EAST, 530.96' TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,950.00; SUBTENDED BY A CENTRAL ANGLE OF 13°02'00" AND FROM WHICH THE RADIUS POINT BEARS SOUTH 32°49'34" WEST; THENCE ALONG THE ARC OF SAID CURVE 443.58' WITH A CHORD BEARING SOUTH 50°39'26" EAST, 442.62'; THENCE SOUTH 44°23'28" EAST, 71.77'; THENCE SOUTH 44°23'28" EAST, 218.64'; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 1°19'14" EAST, 97.97'; THENCE SOUTH 40°18'33" EAST, 280.15'; THENCE SOUTH 73°33'22" EAST, 63.80'; THENCE SOUTH 69°41'28" EAST 173.40' TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 208 AS SHOWN ON SAID PARCEL MAP; THENCE ALONG SAID LINE SOUTH 44°16'22" EAST; 82.88' TO A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 131.59' SUBTENDED BY A CENTRAL ANGLE OF 28°11'30" AND FROM WHICH THE RADIUS POINT BEARS NORTH 15°56'17" WEST; THENCE ALONG THE ARC OF SAID CURVE AND LEAVING SAID SOUTHERLY RIGHT OF WAY LINE 64.75' WITH A CHORD BEARING SOUTH 88°09'28" WEST, 64.10'; THENCE NORTH 77°44'47" WEST, 309.39' TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 225.52' SUBTENDED BY A CENTRAL ANGLE OF 29°16'33" AND FROM WHICH THE RADIUS POINT BEARS SOUTH 12°15'13" WEST; THENCE ALONG THE ARC

Continued on next page

READ AND APPROVED

X James A Van Sickle

X Michelle G. Van Sickle

OF SAID CURVE 115.23' WITH A CHORD BEARING SOUTH 87°36'57" WEST, 113.98'; THENCE SOUTH 72°46'34" WEST, 69.14'; THENCE SOUTH 73°02'49" WEST, 201.26' TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 360.00' SUBTENDED BY A CENTRAL ANGLE OF 13°08'53"; AND FROM WHICH THE RADIUS POINT BEARS SOUTH 17°01'20" WEST; THENCE ALONG THE ARC OF SAID CURVE 82.61' WITH A CHORD BEARING SOUTH 66°24'14" WEST, 82.43'; THENCE SOUTH 59°49'47" WEST, 166.56' TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 180.00' SUBTENDED BY A CENTRAL ANGLE OF 21°26'24" AND FROM WHICH THE RADIUS POINT BEARS SOUTH 30°10'13" EAST; THENCE ALONG THE ARC OF SAID CURVE 67.36' WITH A CHORD BEARING SOUTH 49°06'35" WEST 66.96'; THENCE SOUTH 38°23'23" WEST, 176.23' TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 170.00' SUBTENDED BY A CENTRAL ANGLE OF 14°35'08" AND FROM WHICH THE RADIUS POINT BEARS SOUTH 51°36'37" EAST; THENCE ALONG THE ARC OF SAID CURVE 43.28' WITH A CHORD BEARING SOUTH 31°05'49" WEST, 43.16'; THENCE SOUTH 23°49'55" WEST, 397.49'; THENCE SOUTH 68°48'18" WEST, 3.42'; THENCE SOUTH 23°48'15" WEST, 67.31'; THENCE NORTH 54°30'50" WEST, 446.17' TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF, LYING BELOW THE NATURAL ORDINARY HIGH WATER LINE OF THE WALKER RIVER.

SAID LAND BEING FURTHER SHOWN AS PARCEL 2A-1 OF A RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT FOR THE COMPSTON FAMILY 1982 TRUST, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LYON COUNTY, STATE OF NEVADA, ON FEBRUARY 5, 2003, AS DOCUMENT NO. 290296, OFFICIAL RECORDS.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED DECEMBER 27, 2004, AS FILE NO. 339068, RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, STATE OF NEVADA AND RE-RECORDED MAY 8, 2006 AS DOCUMENT NO. 381505."

ASSESSOR'S PARCEL NO. 010-631-20

(Pursuant to NRS 111.312 this legal description was previously recorded as Document _____ in Book ___ at Page _____.

READ AND APPROVED

Jane Van Sickle

Michelle J. Van Sickle

DOC # DV-381505
05/08/2006 08:32 AM
Official Record

Requested By
MARION COMPSTON

Lyon County - NV
Mary C. Milligan - Recorder
Page 1 of 1 Fee: $44.00
Recorded By: MCM RPTT:

FOR REC(
Document/I
Book:
Date of Rec
Notes:

State of Nevada Declaration of Value

1. **Assessor Parcel Number(s)**
   a) 10-631-20
   b)
   c)

2. **Type of Property:**
   a) ☐ Vacant Land b) ☐ Single Fam. Res.
   c) ☐ Condo / Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   i) ☒ Other RV/Mobile Home Park

3. **Total Value/Sale Price of Property:** $

Deed in Lieu of Foreclosure Only (value of property) $

Transfer Tax Value $

Real Property Transfer Tax Due: $

3. **If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 3

b. Explain Reason for Exemption: Re-recording to correct Grantee name

5. Partial Interest: Percentage Being Transferred: %

The undersigned, declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Marion G. Compston Capacity Trustee

Signature Kathryn A. Peck Capacity Trustee

SELLER (GRANTOR) INFORMATION
Print Name: Compston Trust
Address: Box 36
City: Wellington
State: NV Zip: 89444

BUYER (GRANTEE) INFORMATION
Print Name: Wellington Station Resort LLC
Address: same
City:
State: Zip:

COMPANY/PERSON REQUESTING RECORDING
Co. Name: Esc. #
Address:
City: State: Zip:

DOC # 381505
05/08/2006 08:32 AM
Official Record
Requested By
MARION COMPSTON
Lyon County - NV
Mary C. Milligan - Recorder
Page 1 of 6 Fee: $44.00
Recorded By: MCM RPTT:
0381505

APN# 10-631-20

Recording Requested by:
Name: Marion Compston
Address: Box 316
City/State/Zip: Wellington, NV. 89444

Mail Tax Statements to:
Name: Wellington Station Resort LLC
Address: Box 316
City/State/Zip: Wellington, NV. 89444

Please complete Affirmation Statement below:

☑ I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

☐ I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law:_____
(State specific law)

Marion F. Compston — Grantee
Signature (Print name under signature) — **Title**
Marion F. Compston

Grant, Bargain & Sale Deed
(Insert Title of Document Above)

****
Only use the following section if one item applies to your document

This document is being **re-recorded** to Correct Grantee name.

-OR-

This document is being recorded to **correct** document #_____, and is correcting

****

If **legal description** is a metes & bounds description furnish the following information:

Legal description obtained from _____(Document Title), Book _____ Page _____ Document #_____ recorded _____(date) in the Lyon County Recorders Office.

-OR-

If Surveyor, please provide name and address:

****

This page added to provide additional information required by NRS 111.312 Sections 1-4.
(Additional recording fee applies)

301505 05/08/2006 002 of 5
DOC # 339068
12/27/2004 01:07 PM
Official Record
Requested By
MARION COMPSTON
Lyon County - NV
Mary C. Milligan - Recorder
Page 1 of 5 Fee: $18.00
Recorded By: MM RPTT:
0339068

RPTT #6

APN: 010-631-20
RETURN RECORDED DEED TO:
KATHY (CHAMPAGNE) PEAK
Stewart Title of Northern Nevada
5355 Kietzke Lane, Ste 103
Reno, NV 89511

GRANTEES/MAIL TAX STATEMENTS TO:
MARION F. COMPSTON
Box 36
Wellington, NV 89444

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on December 27, 2004, by and between MARION F. COMPSTON, Surviving Trustee and KATHRYN A. PEAK, formerly known as KATHRYN A. CHAMPAGNE, Successor Trustee of the COMPSTON FAMILY 1982 TRUST, dated June 16,1982 grantors, and WELLINGTON STATION, RESORT LLC, grantee,

WITNESSETH:

That the grantors, in consideration of the sum of Ten and No/100 Dollars ($10.00), lawful money of the United States, and other good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel of real property located in the county of Lyon, state of Nevada, and more particularly described as follows:

(See, Exhibit "A" attached hereto and incorporated herein by this reference.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances, including water rights, thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

Marion F. Compston, Trustee
MARION F. COMPSTON, Trustee

Kathryn A. Peak
KATHRYN A. PEAK, Trustee

STATE OF NEVADA)
: ss.
County of Lyon)

On December 27, 2004, personally appeared before me, a notary public, MARION F. COMPSTON, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that she executed the foregoing document.

SUMMER N. WALKER
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 02-75047-12
MY APPT. EXPIRES MAY 1, 2008

Summer N. Walker
NOTARY PUBLIC

STATE OF NEVADA)
: ss.
County of WASHOE)

On December 23rd, 2004, personally appeared before me, a notary public, KATHRYN A. PEAK, personally known (or proved) to me to be the person whose name

is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that she executed the foregoing document.

SARAH Y. LENIZ
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 04-86180-2 - Expires October 27, 2007

NOTARY PUBLIC

381503 05/28/2008 005 of 6 12/27/2024 024 of 5

EXHIBIT "A"

All that certain parcel of real property situate in the county of Lyon, state of Nevada, more particularly described as follows:

ALL THAT CERTAIN REAL PROPERTY BEING A PORTION OF PARCEL 2B-2 AND ALL OF PARCEL 2A-1 AS SHOWN ON PARCEL MAP, FILE NO. 130652, LYON COUNTY RECORDS, LYING IN A PORTION OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 23 EAST, MOUNT DIABLO MERIDIAN, LYON COUNTY, NEVADA, BEING DESCRIBED AS FOLLOWS:

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OF SAID CURVE 115.23' WITH A CHORD BEARING SOUTH 87°36'57" WEST, 113.98'; THENCE SOUTH 72°46'34" WEST, 69.14'; THENCE SOUTH 73°02'49" WEST, 201.26' TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 360.00' SUBTENDED BY A CENTRAL ANGLE OF 13°08'53"; AND FROM WHICH THE RADIUS POINT BEARS SOUTH 17°01'20" WEST; THENCE ALONG THE ARC OF SAID CURVE 82.61' WITH A CHORD BEARING SOUTH 66°24'14" WEST, 82.43'; THENCE SOUTH 59°49'47" WEST, 166.56' TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 180.00' SUBTENDED BY A CENTRAL ANGLE OF 21°26'24" AND FROM WHICH THE RADIUS POINT BEARS SOUTH 30°10'13" EAST; THENCE ALONG THE ARC OF SAID CURVE 67.36° WITH A CHORD BEARING SOUTH 49°06'35" WEST 66.96'; THENCE SOUTH 38°23'23" WEST, 176.23' TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF

170.00' SUBTENDED BY A CENTRAL ANGLE OF 14°35'08" AND FROM WHICH THE RADIUS POINT BEARS SOUTH 51°36'37" EAST THENCE ALONG THE ARC OF SAID CURVE 43.28' WITH A CHORD BEARING SOUTH 31°05'49" WEST, 43.16'; THENCE SOUTH 23°49'55" WEST, 397.49'; THENCE SOUTH 68°48'18" WEST, 3.42'; THENCE SOUTH 23°48'15" WEST, 67.31'; THENCE NORTH 54°30'50" WEST, 446.17' TO THE POINT OF BEGINNING.

BEING ASSESSOR PARCEL 010-631-20
CONTAINING 34.05 ACRES MORE OR LESS

Pursuant to NRS 111.312, legal description was previously recorded in Document 290297 on February 5, 2003 in the Official Records of Lyon County, Nevada

DOC # 339068
12/27/2004 01:07 PM
Official Record
Requested By
MARION COMPSTON
Lyon County - NV
Mary C. Milligan - Recorder
Page 1 of 5 Fee: $18.00
Recorded By: MCM RPTT:
0339068

RPTT #6

APN: 010-631-20
RETURN RECORDED DEED TO:
KATHY (CHAMPAGNE) PEAK
Stewart Title of Northern Nevada
5355 Kietzke Lane, Ste 103
Reno, NV 89511

GRANTEES/MAIL TAX STATEMENTS TO:
MARION F. COMPSTON
Box 36
Wellington, NV 89444

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on December 27, 2004, by and between MARION F. COMPSTON, Surviving Trustee and KATHRYN A. PEAK, formerly known as KATHRYN A. CHAMPAGNE, Successor Trustee of the COMPSTON FAMILY 1982 TRUST, dated June 16,1982 grantors, and WELLINGTON STATION Resort, LLC, grantee,

WITNESSETH:

That the grantors, in consideration of the sum of Ten and No/100 Dollars ($10.00), lawful money of the United States, and other good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel of real property located in the county of Lyon, state of Nevada, and more particularly described as follows:

(See, Exhibit "A" attached hereto and incorporated herein by this reference.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances, including water rights, thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

Marion F. Compston, Trustee
MARION F. COMPSTON, Trustee

Kathryn A. Peak
KATHRYN A. PEAK, Trustee

STATE OF NEVADA)
: ss.
County of Lyon)

On December 27, 2004, personally appeared before me, a notary public, MARION F. COMPSTON, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that she executed the foregoing document.

SUMMER N. WALKER
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 02-75047-12
MY APPT. EXPIRES MAY 1, 2006

Summer N. Walker
NOTARY PUBLIC

STATE OF NEVADA)
: ss.
County of Washoe)

On December 23rd, 2004, personally appeared before me, a notary public, KATHRYN A. PEAK, personally known (or proved) to me to be the person whose name

is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that she executed the foregoing document.

SARAH Y. LENIZ
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 04-86160-2 - Expires October 27, 2007

NOTARY PUBLIC

EXHIBIT "A"

All that certain parcel of real property situate in the county of Lyon, state of Nevada, more particularly described as follows:

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BEING ASSESSOR PARCEL 010-631-20

CONTAINING 34.05 ACRES MORE OR LESS

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State of Nevada - Division of Water Resources

901 S. Stewart Street
2nd Floor
Carson City, NV 89701

JAMES VAN SICKLE
PO BOX 29
WELLINGTON NV 89444

Receipt

Payment Method	Check No.	Receipt #
Check	2524	215938

Date	Item	Description	Amount
7/9/2007	Deeds - Permit	Deed Filing Fee - Permit # 25690 COVERS CHG NO 76039 AND DEEDS	35.00

Received by: Sue Cox SC

Total $35.00

09-107

State of Nevada

May-06

REPORT OF CONVEYANCE

of a water right to

Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer

ITEM	
1	APPLICATION / PERMIT No. 25690 PROOF, or CLAIM No.: _____ STATUS: _____ USE: _____
2	CURRENT HOLDER(S) SHOWN BY THE STATE ENGINEER: Yvette P. Gregoris
	If any item requires additional space, please use Item 15 Remarks: or attach 8 1/2" X 11" sheets referencing appropriate item number.
3	NEW HOLDER(S) or BENEFICIARY(S): Wellington Station LLC ADDRESS: P.O. BOX 29 CITY: Wellington STATE: NV ZIP CODE: 89444 PHONE: 775-465-2409
4	INVENTORY DOCUMENTS BY CATEGORY AND NUMBER OF EACH IN CHAIN OF TITLE. See *Guidelines* Page 2

DEED(S).....	1	CORRECTION DEED(S).....		OTHER:			
DEED(S) OF TRUST.....		RECONVEYANCE...at no charge		TOTAL NUMBER OF $$ DOCUMENTS =>			1
NOTICE(S) OF PLEDGE.....		MAP(S) at no charge.....		TOTAL # X $10 each =		$	.00
DEATH CERTIFICATES.....		AFF OF ID at no charge.....		Report filing fee = $25.00		$	.00
DECREE(S) OF DISTR.....		OTHER:		TOTAL FEES SUBMITTED*		$ 35.00	.00

5 *ONE, ONE-TIME $25 FILING FEE MUST ACCOMPANY THESE REPORT(S) +$10 PER CONVEYANCE DOCUMENT LISTED ABOVE.

6 This REPORT requires an ABSTRACT OF TITLE listing the above documents in chronological order, from the current holder(s) of record (ITEM 2) with the Division of Water Resources, Office of the State Engineer, to the proposed, new holder(s) of record (ITEM 3). Document(s) must be recorded in the Office(s) of the respective County Recorder(s).

If the legal description on any deed(s) refer(s) to a subdivision lot or parcel or assessor's parcel number, or lists any deviation(s) different than the place of use in a Quarter/Quarter/Section/Township/Range format, a copy of the map referred to in said deed(s) *is required.* Copies of maps should be 8 1/2" x 11" or 11" x 17". Please refer to *Guidelines* sheet for details.

7 LIST SUPPLEMENTAL RIGHTS: 40400, 46608

8 COUNTY: POINT OF DIVERSION: Lyon COUNTY: PLACE(S) OF USE: Lyon

9 PLACE(S) OF USE: Qtr. NW Qtr. SW Sec. 12 TWNSHP 11N RANGE 23E APN: _____

10 AMOUNT (DUTIES) TO BE ASSIGNED: _____ CFS 5 ACRE-FEET or MGA _____ ACRES or UNITS

11 DOES THE CURRENT HOLDER INTEND TO RETAIN ANY PORTION OF THE WATER RIGHT? YES X NO ~~X~~

12 IS AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. OF THIS RIGHT TO BE FILED? YES X NO ____

13 IF AN APPLICATION TO CHANGE THE P.O.D, P.O.U., OR M.O.U. IS ALREADY FILED, INDICATE THE NUMBER: _____

14 List any other water rights relating to this Report of Conveyance that has been filed using this same abstract and chain of title.

15 Additional Space/Remarks:

16 *"I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of each county in which the water is placed to beneficial use or diverted from its natural source and the records on file in the office of the state engineer."*

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF Mo. July Yr. 2007

(SS) Susan Cox
Notary Signature Required

NOTARY PUBLIC IN AND FOR THE COUNTY OF Carson City
STATE OF Nevada
MY COMMISSION EXPIRE 4-11-09

SIGNATURE: Michelle G. Van Sickle
PRINT NAME: Michelle G. Van Sickle
MAILING ADDRESS: P.O. BOX 29
FIRM NAME: Wellington station LLC
CITY: Wellington STATE: NV ZIP CODE: 89444
PHONE: 775-465-2409
OWNER?: yes
AGENT?: ____

SUSAN COX
NOTARY PUBLIC
STATE OF NEVADA
No.08-95399-12 My Appt. Exp. Apr. 11, 2009

NOTARY STAMP

THIS DOUBLE SIDED FORM CAN BE COPIED ONTO GREEN PAPER ONLY.

No APN Assigned
When recorded, mail to Grantees,
Mail tax statement to Grantees:
Wellington Station, LLC
P.O. Box 29
Wellington, NV 89444

WATER RIGHTS DEED

THIS INDENTURE, made and entered into this 29 day of May, 2007, between Yvette P. Gregoris ("Grantor") and Wellington Station, LLC, a Nevada Limited Liability Company, ("Grantees").

W I T N E S S E T H

That said Grantors for and in consideration of the sum of SEVENTEEN THOUSAND AND FIVE HUNDRED DOLLARS ($17,500.00), lawful money of the United States of America, to it in hand paid by Grantees, and other good and valuable consideration, the receipt whereof is hereby acknowledged, have remised, released and forever quitclaimed, and by these presents do remise, release and forever quitclaim unto said Grantees and their heirs, executors, administrators, successors and assigns forever, all of their right, title and interest in and to those certain water rights as follows:

A portion of Application No. 25690, Certificate No. 9215, being 0.0208 cubic feet per second and 5.0 acre feet annually, said portion having its place of use described as 1.25 acres within the NW ¼ of the SW ¼ of Section 12, T.11N., R.23E., M.D.M., Lyon County, Nevada. Said place of use being further described as the westerly 65 feet of Parcel D and the easterly 17 feet of Parcel C as shown on that certain Parcel Map for Yvette P. Gregoris recorded in the Official Records of Lyon County as Document Number 401820.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantees and to their heirs, executors, administrators, successors and assigns forever.

IN WITNESS WHEREOF, the said Grantors have caused this Water Rights Deed to be executed the day and year first above written.

GRANTORS:

Yvette P. Gregoris
Yvette P. Gregoris

Deed needs to be recorded at the County
Returned 7/11/07

STATE OF NEVADA)

COUNTY OF Douglas) SS)

On this 29th day of May, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Yvette P. Gregoris, personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument for the purposes herein stated.

WITNESS my hand and official seal.

NOTARY PUBLIC

LINDSAY M. DUGAS
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 06-107403-5 - Expires June 22, 2010

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a) _____
   b) _____
   c) _____
   d) _____
2. Type of Property:
   a) ☐ Vacant Land b) ☐ Single Fam. Res.
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   ☒ Other Water right

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes:

3. Total Value/Sales Price of Property $ 17,500.00
   Deed in Lieu of Foreclosure Only (value of property) (_____)
   Transfer Tax Value: $ 17,500.00
   Real Property Transfer Tax Due $ _____
4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090, Section _____
   b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Yvette P Gregoris Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: YVETTE P. GREGORIS
Address: 49 Pleasant View La
City: Wellington
State: Nevada Zip: 89444

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Wellington Station LLC,
Address: PO Box 29
City: Wellington
State: Nevada Zip: 89444

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Wellington Station LLC, Escrow #: _____
Address: PO Box 29
City: Wellington NV, 89444 State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED