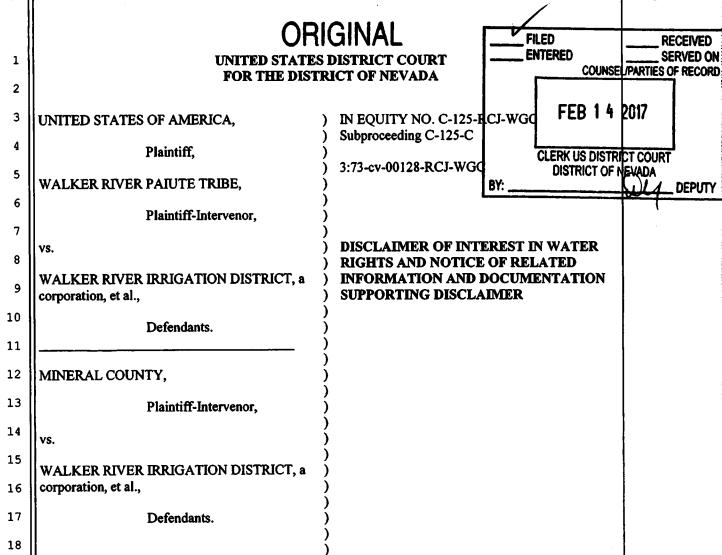
Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 1 of 132



The undersigned defendant in the above action hereby notifies the Court and Mineral County that the undersigned (or the entity on whose behalf the undersigned is acting) has no interest in any water right subject to the Walker River Decree, and therefore, disclaims all interest in this action.

In addition, because the undersigned sold or otherwise conveyed ownership of all of the water rights that the undersigned (or the entity on whose behalf the undersigned is acting) once owned before the undersigned was served with a Waiver of Personal Service of Notice in Lieu of Summons or by a Notice in Lieu of Summons the undersigned provides the following additional information:

1. The name and address of the defendant or defendants who sold or otherwise conveyed ownership:

1	Walker River Land Corp.
2	665 Simonds Rd. Williamstown, MA 01267
3	2. The name of each person or entity who acquired ownership:
4	
5	E.L.W. Ranches, Inc. 165 West Liberty Street
1	Reno, NV 89501
6 7	Lantana Ranch Family Limited Partnership 140 Geary Street, 10th Floor
8	San Francisco, CA 94108
9	Calvest Associates
10	1295 67th Street Emeryville, CA 94608
11	Lisa Schirmeister and Joseph W. Johnson
12	16518 Windsor Avenue Wittier, CA 90603
13	John M. Stitt and Julia T. Stitt
14	580 W. Central Avenue, Suite C Brea CA 92821
15	
16	George L'Abbe P.O. Box 20105
17	Carson City, NV 89721
18	Lantana Ranch Family Limited Partnership
	140 Geary Street, 10th Floor San Francisco, CA 94108
19	
20	Mark S. Mahan P.O., Box 278
21	Colleyville, TX 76034
22	3. Attached to or included with this notice is a copy of the Deed(s).
23	4. The undersigned acknowledges that any person or entity who files a Disclaimer of
24	Interest in this matter is ultimately responsible for the accuracy of this filing.
25	Consequently, the undersigned acknowledges that any person or entity who files such notice but
26	in fact, has water rights subject to this litigation, shall nevertheless be bound by the results of this
27	litigation.
28	This notice shall be sent to the following:

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 3 of 132

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

Simeon Herskovits Advocates for Community and Environment P.O. Box 1075 El Prado, NM 87529

Executed this 2 day of FEBRUARY 2017.

Walker River Land Corp., a Nevada corporation

Harry & Pattern
Title: Director Trustee

Address:

Walker River Land Corp. 665 Simonds Road Williamstown, MA 01267

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 4 of 132

Deed for E.L.W. Ranches, Inc.

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 5 of 132

RP1T-#3

ESCROW NO. 99071243 WHEN RECORDED, MAIL TO:

Michael J. Mclarkey, President Wiegand Resources, Inc. Wiegand Center 165 West Liberty Street Reno, Nevada 89501

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to E.L.W. RANCHES, INC., a Nevada corporation (whose address is: c/o Wiegand Resources, Inc., 165 West Liberty Street, Reno, Nevada 89501), those certain waters and water rights described in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated: this 21 Slay of July . 1999.

WALKER RIVER LAND CORP., a Nevada corporation

MARLIN R. KENNEDY

ts: Vice President

١.

Hale Lane Peek Dennison Howard and Anderson Attorneys and Counselins at Law

Remo, Actuala

236754

TO BOY IN THE PERSONNEL STORY OF A STORY OF

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that is not be a

Case 3:73-cv-00128-MMD-CSD-Document-880 Filed 02/14/2017 Page 6 of 132

COUNTY OF DAY (S)

This instrument was acknowledged before me on Secular 1999, by Marlin R. Kennedy as Vice President of Walker River Land Corp., a Nevada corporation.

L. HENDRICK
93-2710-5
COTANY PUBLIC: HEVADA
DUGGLAS COUNTY

Addary/Public
My Commission Expires: 4-39-61

1.

Hale Lane Peek Demnison Floward and Anderson Moneys and Counsellors at Law Roma Noval

Remi, Nevada 17751 127, 3180

236754

Mississian Commission Commission

17.1 1 1.4.4

EXHIBIT "A"

WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN water rights, including surface water rights from the East Walker River, which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 133 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation et al. Defendants, Case in Equity C-125" as follows:

1. A portion of Claim 133 as follows:

<u>Priority</u>	<u>Acreage</u>
1862	74.5 acres
1865	29.8 acres
1890	<u>-14.7 acres</u>
	149.0 acres

The above described decreed water rights may be utilized as historically placed to beneficial use on the Property.

- 2. Newlands water apportenant to 411 acres as historically used within the Property.
- 3. Permit 49275 issued by the Nevada State Engineer appurtenant and supplemental to the 560 acres to which Walker River surface waters are appurtenant (#1 and #2 above) with a diversion rate of 5.2 cfs and a duty of 2,240 acre feet annually.
- 4. Use of a portion of Permit 25017 in the name of Walker River Irrigation District to the extent that it is available for use on the Property.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 133, "NEWLAND" rights and permit 25017, is 500,00 acres. more or less.

EXPRESSLY EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

3.

Hale Lane Peek Demison Howard and Anderson Attended and Connection at Law Reno, Nevada (***5) 12" - 1(No.

236754

OPPINE AND SHOPPINES AND ARE

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 8 of 132

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

4.

Hale Lane Peek Dennison Howard and Anderson Morneys and County in and Lan-Report Sevents

4 *** 42 ** 4

236754

Order No.: 99011348MM

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

PARCEL ONE:

That portion of the NE 1/4 of Section 20, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described | follows:

Beginning at a brass cap marking the 1/4 corner common to Section 20 and 21 as shown on Record of Survey No. 223861, thence through the following courses;

- North 89° 36' 41" West, 1323.56 feet to a 5/8" rebar and cap per Record of Survey No. 223861;
- North 00° 26' 26" West, 2644.97 feet to a 5/8" rebar and cap per Record of Survey No. 223851;
- 3. South 28° 08' 55" East, 1610.59 feet;
- 4. North 61° 51' 05" East, 646.76 feet to the East line of Section 20;
- 5. South 00° 30' 48" East, 1538.94 feet to the TRUE POINT OF BEGINNING.

A PORTION OF ASSESSOR'S PARCEL NO. 12-471-64

PARCEL TWO:

That portion of the W 1/2 of Section 21 and that portion of the SW 1/4 of Section 16, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner common to Section 16 and 21 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 00° 28' 39" East, 5296.13 feet;
- South 89° 33' 13" West, 2633.22 feet to a brass cap marking the SW corner of Section 21;
 Continued on next page

-1-

236754

SCHEDULE A CLTA PRELIMINARY REPORT (7/84) STEWART TITLE
Guaranty Company

Order No. 99011343MM

- North 00° 21' 15" West, 2655.07 feet to a brass cap marking 1/4 corner common to Section 20 and 21;
- 4. North 00° 30' 48" West, 1538.95 feet;
- 5. North 61° 51' 05" East, 2164.02 feet;
- 6. North 31° 16' 32" West, 116.52 feet;
- 7. North 31° 16' 32" West, 97.84 fcet;
- 8. North 46° 43' 25" East, ?92.70 feat;
- 9. North 60° 38' 15" East, 93.97 feet;
- 10. North 07° 53' 10" East, 6..64 feet;
- 11. North 49° 02' 56" East, 101.05 feet;
- 12. North 10° 0G' 55" East, 40.19 feet;
- 13. North 45' 06' 58" West, 574.93 feet;
- 14. North 49° 25' 19" East, 77.33 feet;
- 15. South 82° 08' 17" East, 104.51 feet;
- 16. North 54° 50' 18" East, 94.13 feet;
- 17. South 33° 39' 24" East, 301.46 feet to the beginning of a cangent curve concave Southwesterly having a radius of 975.00 feet;
- 18. Southerly along said curve 572.73 feet through a central angle of 33° 39′ 24";
- 19. South 00° 00' 00" West, 203.47 feet;
- 20. North 89° 50' 35" East, 208.58 feet to the TRUE. POINT OF BEGINNING.

PARCEL THREE:

.

That portion of the E 1/2 of Section 21, that portion of the NE 1/4 of Section 28, Township 10 North, Range 27 East, Continued on next page Order No. 99011348MM

M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner common to 16 and 21 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. North 89° 49' 59" East, 1318.78 feet;
- 2. South 00° 27' 06" East, 2049.23 feet;
- 3. South 00° 28' 23" East, 2640.23 feet;
- 4. South 00° 21' 28" East, 1314.45 feet;
- 5. South 89° 42' 51" West, 1319.78 feet;
- 6. North 00° 15' 06" West, 1310.58 feet;
- 7. North 00° 28' 39" West, 2645.34 feat;
- Morth 00° 28' 39" West, 2650.80 feet to the TRUE POINT OFF BEGINNING.

A PORTION OF ASSESSOR'S PARCEL NO. 12-471-67

PARCEL FOUR:

That portion of Section 28, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

NW 1/4, SW 1/4 of SE 1/4, N 1/2 of SW 1/4, NW 1/4 of SE 1/4, SW 1/4 of \not E 1/4

ASSESSOR'S PARCEL NO.

12-471-68 through 72

PARCEL FIVE:

Those portions of Sections 20 and 29, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Section 20: E 1/2 of SE 1/4 Section 29: NE 1/4 of NE 1/4 ASSESSOR'S PARCEL NO.

12-471-65

236754

OFFICIAL RECOLDS LYOH COUNTY, NEY. RECORD REQUESTED BY

STEWART TITLE OF Degles (D.

99 JUL 21 PM 4:48

MARY C. HILLIGAN COUNTY RECORDER

-3-

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 12 of 13

APN Ptn. 12-471-64; Ptn. 12-471-63 and 66; Ptn. 12-471-67; 12-471-68 thru

DECLARATION OF VALUE

Recording Date 7/21/99 Book Page	Instrument # 236754
Full Value of Property Interest Conveyed	s <u>none</u>
Less Assumed Liens & Encumbrances	. none
Taxable Value (NRS 375.010, Section 4)	s none
Real Property Transfer Tax Due	s <u>none</u>
If exempt, state reason. NRS 375.090, Section	Explain:
Water rights deed only (transfer tax paid in Deed recording concurrently)	

	INDIVIDUAL	ESCROW HOLDER
	enalty of perjury, 1 hereby declare that the tements are correct.	above statements are correct to the best of my knowledge based upon the information available to me
	Signature of Declarant	in the documents contained in the escrow file.
	Name (Please Print)	J. Mayo
·—·	Address	99071243
City	State Zi	Escrow Number
		Stewart Title of Douglas County
		Firm Name
		1650 N. Lucerne
		Address
		Minden, NV 89423
		City State Zip
		1

M

APN: 12-471-65
WHEN RECORDED, MAIL TO:
E.L.W. RANCHES, INC.
c/o Weigand Resources, Inc.
165 W. Liberty Street
Reno, NV 89501

i;

. .

R.P.T.T. \$__-0-___ paid on prior deed

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by Walker River Land Corp., a Nevada corporation ("Grantor"), to E.L.W. RANCHES, INC., a Nevada corporation ("Grantee"), whose address is c/o Weigand Resources, Inc., 165 W. Liberty Street, Reno, NV 89501, in reference to the following facts and circumstances:

- A. On July 21, 2999, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on July 21, 2999, as Document No. 236754.
 - B. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 47h day of April, 2002.

WALKER RIVER LAND CORP., a

Nevada corporation

DAN TROMBLEY

Its: Treasurer

" "Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 14 of 13

STATE OF Massachusell)
COUNTY OF Bubblise)
ss.

This instrument was acknowledged before me on and 4, 2002, by Dan Trombley, as Treasurer of Walker River Land Corp., a Nevada corporation.

Notary Public

My Commission Expires: Fel. 9, 200 7

2

Hale Lane Peek Dennison and Howard Attorneys and Counsellors at Law Reno, Nevada (775) 327-3000

274870

EXHIBIT "A" WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN water rights, including surface water rights from the East Walker River, which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 133 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" as follows:

1. A portion of Claim 133 as follows:

<u>Priority</u>	Acreage
1862	74.5 acres
1865	29.8 acres
1890	44.7 acres
	149.0 acres

The above described decreed water rights may be utilized as historically placed to beneficial use on the Property.

- 2. Newlands water appurtenant to 411 acres as historically used within the Property.
- 3. Permit 49275 issued by the Nevada State Engineer appurtenant and supplemental to the 560 acres to which Walker River surface waters are appurtenant (#1 and #2 above) with a diversion rate of 5.4 cfs and a duty of 2,240 acre feet annually.
- 4. Use of a portion of Permit 25017 in the name of Walker River Irrigation District to the extent that it is available for use on the Property.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 133, "NEWLAND" rights and permit 25017, is 560.00 acres, more or less.

EXPRESSLY EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

Order No.: 99011348MM

EXHIBIT "B"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

PARCEL ONE:

That portion of the NE 1/4 of Section 20, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner common to Section 20 and 21 as shown on Record of Survey No. 223861, thence through the following courses;

- North 89° 36' 41" West; 1323.56 feet to a 5/8" rebar and cap per Record of Survey No. 223861;
- 2: --- North-00% 26' 26"-West, 2644.97 feet to a 5/8" rebar and cap per Record of Survey No. 223861;
- 3. South 28° 08' 55" East, 1610.59 feet;
- 4. North 61° 51' 05" East, 646.76 feet to the East line of Section 20;
- 5. South 00° 30' 48" East, 1538.94 feet to the TRUE POINT OF BEGINNING.

A PORTION OF ASSESSOR'S PARCEL NO. 12-471-64

PARCEL TWO:

That portion of the W 1/2 of Section 21 and that portion of the SW 1/4 of Section 16. Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner common to Section 16 and 21 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 00° 28' 39" East, 5296.13 feet;
- South 89° 33' 13" West, 2633.22 feet to a brass cap marking the SW corner of Section 21;
 Continued on next page

-1-

236754

274870

STEWART TITLE
Guaranty Company

Order No. 99011348MM

- 3. North 00° 31' 15" West, 2655.07 feet to a brass cap marking 1/4 corner common to Section 20 and 21:
- 4. North 00° 30′ 48" West, 1538.95 feet;
- 5. North 61° 51' 05" East, 2164.02 feet;
- 6. North 31° 16′ 32° West, 116.52 feet;
- 7. North 31° 16' 32" West, 97.84 feet;
- 8. North 46% 43' 25" East, 292.70 feet;
- 9. North 60° 38' 16" East, 93.97 feet;
- 10. North 07° 53' 10" East, 64.64 feet;
- 11. North 49° 02' 56 East, 101.05 feet;
- 12. North 10° 00' 55" East, 40.19 feet;
- 13. North 45' 06' 58" West, 574.93 feet;
- 14. North 49° 25' 19" East, 77.33 feet;
- 15. South 82° 08' 17" East, 104,51 feet;
- 16. North 54° 50' 18" East, 94.13 feet;
- 17. South 33° 39' 24" East, 301.46 feet to the beginning of a tangent curve concave Southwesterly having a radius of 975.00 feet;
- 18. Southerly along said curve 572.73 feet through a central angle of 33° 39′ 24";
- 19. South 00° 00' 00" West, 203.47 feet;
- 20. North 89° 50' 35" East, 208.58 feet to the TRUE POINT OF BEGINNING.

PARCEL THREE:

That portion of the E 1/2 of Section 21, that portion of the NE 1/4 of Section 28, Township 10 North, Range 27 East, Continued on next page

-2-

· Order No. 99011348MM

M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner common to 16 and 21 as shown on Record of Survey No. 223861, thence through the following courses;

- North 89° 49' 59" East, 1318.78 feet;
- 2. South 00° 27' 06" East, 2649.23 feet;
- 3. South 00° 28' 23" East, 2640.29 feet;
- 4. South 00° 21' 28" East, 1314.45 feet;
- 5. South 89° 42' 51" West, 1319.78 feet;
- North 00° 15' 06" West, 1310.58 feet;
- North 00° 28' 39 West, 2645.34 feet;
- 8. North 00° 28' 39" West, 2630.80 feet to the TRUE POINT OFF BEGINNING.

A PORTION OF ASSESSOR'S PARCEL NO. 3 12-471-67

PARCEL FOUR:

That portion of Section 28, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

NW 1/4, SW 1/4 of SE 1/4, N 1/2 of SW 1/4, NW 1/4 of SE 1/4, SW 1/4 of #E 1/4

ASSESSOR'S PARCEL NO.

12-471-68 through 72

PARCEL FIVE:

Those portions of Sections 20 and 29, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

-3-

Section 20: E 1/2 of SE 1/4 Section 29: NE 1/4 of NE 1/4 ASSESSOR'S PARCEL NO.

12-471-65

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

236754

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED PREVIOUSLY IN DEED # 234754 RECORDED ON

SULT 21: 1999 IN LYON COUNTY RECORDS.

STEWART TITLE OF CONGLECT

HARY C. HILLIGAN COUNTY RECORDER

274870

274870

UFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

Shelf Engineering
OZ APR -8 ARTI: 08

MARY C. MILLIGAN. COUNTY RECORDER

FEE 2000 DEP. ML

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 20 of 13

Deed for Lantana Ranch Family Limited Partnership

ESCROW NO. 99071191 WHEN RECORDED, MAIL TO:

Lantana Ranch Family Limited Partnership 140 Geary Street, 10th Floor San Francisco, CA 94108

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to LANTANA RANCH FAMILY LIMITED PARTNERSHIP, a Nevada limited partnership (whose address is: 140 Geary Street, 10th Floor, San Francisco, CA 94108), those certain waters and water rights described in Exhibit "A-1" and Exhibit "A-2" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

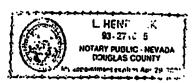
Dated: this 29 hay of July, 1999.

WALKER RIVER LAND CORP., a Nevada corporation

Vice President

STATE OF NEVADA

This instrument was acknowledged before me on Kennedy as Vice President of Walker River Land Corp., a Nevada/corporation.



My Commission Expires: 4340/.

1.

Hale Lane Peek Dennison Howard and Anderson Attorneys and Counselfors at Law Reno, Nevada (775) 327-3000

237213

00%A4PCD0C%HLRNO70C81773,441

My 21, 1993 (3 Mem)

EXHIBIT "A-1"

WATER RIGHTS TO BE CONVEYED - 1.OT F-2

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" as follows:

1. The right to irrigate 25.1 acres of land with the following priorities:

Priority	<u>Acreage</u>
1867	0.55 acres
1875	1.95 acres
1879	2.50 acres
1885	12.55 acres
1890	3.15 acres
1895	4.40 acres
	25.10 acres

2. The right to irrigate 33.9 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 59 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 59.0 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.113 cfs from each permit and having a total combined annual duty of 236 acre feet which are appurtenant to that same 59 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THI-kEFROM, any and all water and water rights from any and all sources over and above those specifically described above.

2.

Hale Lane Peek Dennison Howard and Anderson Attorneys and Counsellors at Law Reno, Nevada (775) 327-3000 237213

EXHIBIT "A-2"

YATER RIGHTS TO BE CONVEYED - 1.0T F-3

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" as follows:

1. The right to irrigate 25.5 acres of land with the following priorities as to portions of the 25.5 acres:

Priority	Acreage
1867	0.57 acres
1875	1.98 acres
1879	2.55 acres
1885	12.75 acres
1890	3.19 acres
1895	4.46 acres
	25.50 acres

2. The right to irrigate 34.5 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017. Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 60 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 60.0 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274. 49276, 49277 and 49278 consisting of a diversion rate of 0.1149 cfs from each permit and having a total combined annual duty of 240 acre feet which are appurenant to that same 60 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

3.

Haie Lane Peek Dennison Howard and Anderson Attorneys and Counsellors at Law Ream, Nevada (775) 327-3009 237213

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 24 of 13

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

237213

4.

Hale Lane Peck Dennison Howard and Anderson Amorneys and Counselous at Lan Renn, Nevoda (775) 327-3000

الألفائد ووريقا

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

PARCEL ONE:

That portion of the Southeast 1/4 of Section 23, Township 11 North, Renge 26 Hast, M.D.B. & K., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at a point which is the South 01°21'46" Wost, 463.77 feet from the 1/4 corner common to Section 23, 24 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 01°21'46" Wost, 1007.88 feat;
- 2. North 90°00'00" Went, 2664.32 feet;
- 3. North 00°00'03" West, 901.18 feet;
- 4. South 74°18'01" East, 1063.61 feet;
- 5. North 86°31'12" East, 286.26 feet;
- 6. North 61°09'25" Hapt, 801.86 feet;
- South 90°00'00" East, 675.83 feet to the TRUE FOINT OF ERGINNING.

PARCEL THO:

That portion of the Southeast 1/4 of Section 23, Township 11 North, Range 26 Rast, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at a point which is North 01°21'46" Bagt, 355.33 feet from the Section corner common to 23, 24, 25, 26 as shown on Record of Survey No. 223861, thence through the following courses:

- 1. North 90°00'00" West, 2644.79 feet;
- 2. North 00°00'00" West, 820.48 feet; Continued on next page

STEWART TITLE
Guaranty Company

- 3. South 90°00'00" Bast, 2664.32 feat;
- 4. South 01°21'46" Mest, 820.71 feet to the TRUE PCINT OF BEGINNING

PARCEL THREE:

That portion of the Southeast 1/4 of Section 23 and that portion of the Northeast 1/4 of Section 26, Township 11 North, Range 26 East, M.d.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the Saction corner common to 23, 24, 25, 26 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 00°49'22" Bast, 1303.95 fact;
- 2. North 89°11'03" Wust, 2659.27 feet;
- 3. North 00°20'17" East, 1316.65 feet;
- 4. North 00°00'03" West, 304.54 feet;
- 5. South 90°00'00", East, 2644.79 feet;
- 6. South 41°21'46" West, 355.33 feet to the TRUE PCINT OF BEGINNING
- A PORTION OF ASSESSOR'S PARCEL NO. 12-471-05, 06, 07, 08

237213

-2-

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
STEWART TITLE OF DOUGLAS Co.

99 JUL 30 PM 4: 06

MARY C. HILLIGAN COUNTY RECORDER

FEE 12 00 BEP. ES

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 27 of 13

APN PORTION 12-471-05, 05, 07 and 0	
DECLARATIO	00m040
Recording Date 2-31-99 Book Page	Instrument #
Full Value of Property Interest Conveyed	ş none
Less Assumed Liens & Encumbrances	. none
Taxable Value (NRS 375.010, Section 4)	s none
Real Property Transfer Tax Duc	\$ none
Cexempt, state reason. NRS 375.090, Section	Exempt #3 . Explain:
INDIVIDUAL	CCANW NOT DEA
INDIVIDUAL	ESCROW HOLDER
Inder penalty of perjury, I hereby declare that the	Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me
Inder penalty of perjury, I hereby declare that the	Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.
Inder penalty of perjury, I hereby declare that the hove statements are correct.	Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file. Signature of Declarant J. Mayo
Under penalty of perjury, I hereby declare that the chove statements are correct. Signature of Declarant	Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file. Signature of Declarant
Under penalty of perjury, I hereby declare that the above statements are correct. Signature of Declarant Name (Please Print)	Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file. Signature of Declarant J. Mayo Name (Please Print)

28

APN: A Portion of APN 12-471-05 through 12-471-08 WHEN RECORDED, MAIL TO:

R.P.T.T. \$ # 3.

paid on prior deed

Lantana Ranch Family Limited Partnership 140 Geary Street, 10th Floor San Francisco, CA 94108

 C_{3}

133

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to LANTANA RANCH FAMILY LIMITED PARTNERSHIP, a Nevada limited partnership ("Grantee"), whose address is: 140 Geary Street, 10th Floor, San Francisco, CA 94108, in reference to the following facts and circumstances:

- A. On July 29, 1999, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on July 30, 1999, as Document No. 237213.
 - B. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 47 day of April, 2002.

WALKER RIVER LAND CORP.,

Nevada corporation

DAN TROMBLEY

Its: Treasurer

STATE OF <u>Massachuretts</u>)

COUNTY OF <u>Berbohire</u>)

17.

3.3

This instrument was acknowledged before me on _______, 2002, by Dan Trombley, as Treasurer of Walker River Land Corp., a Nevada corporation.

Notary Public

My Commission Expires: Jet 9, 200 7

SEAL AFFIXED

EXHIBIT "A-1" WATER RIGHTS TO BE CONVEYED - LOT F2

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" as follows:

1. The right to irrigate 25.1 acres of land with the following priorities:

Priority	Acreage
1867	0.55 acres
1875	1.95 acres
1879	2.50 acres
1885	12.55 acres
1890	3.15 acres
1895	4.40 acres
	25:10 acres

2. The right to irrigate 33.9 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 59 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 59.0 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a prorata share of the diversion rate from each permit and having a total combined annual duty of 236 acre feet which are appurtenant to that same 59 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

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EXHIBIT "A-2" WATER RIGHTS TO BE CONVEYED - LOT F-3

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" as follows:

1. The right to irrigate 25.5 acres of land with the following priorities as to portions of the 25.5 acres:

Priority	Acreage
1867	0.57 acres
1875	1.98 acres
1879	2.55 acres
1885	12.75 acres
1890	3.19 acres
1895	4.46 acres
	25.50 acres

2. The right to irrigate 34.5 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 60 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 60.0 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a prorata share of the diversion rate from each permit and having a total combined annual duty of 240 acre feet which are appurtenant to that same 60 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

PARCEL ONE:

That portion of the Southeast 1/4 of Section 23, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at a point which is the South 01°21'46" West, 463.77 feet from the 1/4 corner common to Section 23, 24 as shown on Record of Survey No. 223861, thence through the following courses:

- 1. South 01°21'46" West, 1007.88 feet;
- 2. North 90°00'00" West, 2664.32 feet;
- 3. North 00°00'03" West, 901.18 feet;
- 4. South 74°18'01" East, 1063.61 feet;
- 5. North 88°31'12" East, 286.26 feet;
- 6. North 61°09'25" Hast, 801.86 feet;
- South 90°00'00" East, 675.83 feet to the TRUE POINT OF BEGINNING.

PARCEL TWO:

- 1

That portion of the Southeast 1/4 of Section 23, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at a point which is North 01°21'46" Bast, 355.33 feet from the Section corner common to 23, 24, 25, 26 as shown on Record of Survey No. 223861, thence through the following courses:

- 1. North 90°00'00" West, 2644.79 feet;
- 2. North 00°00'00" West, 820.48 feet; Continued on next page

STEWART TITLE
Guaranty Company

- 3. South 90°00'00" East, 2664.32 feet;
- 4. South 01°21'46" West, 820.71 feet to the TRUE POINT OF BEGINNING

PARCEL THREE:

That portion of the Southeast 1/4 of Section 23 and that portion of the Northeast 1/4 of Section 26, Township 11 North, Range 26 Bast, M.d.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the Section corner common to 23, 24, 25, 26 as shown on Record of Survey No. 223861, thence through the following courses:

- 1. South 00°49'22" East, 1303.95 feet;
- 2. North 89°11'03" West, 2659.27 feet;
- 3. North 00°10'17" East, 1316.65 feet;
- 4. North 00'00'03" West, 304'54 feet;
- 5. South 90°00'00", East, 2644.79 feet;
- 6. South 01°21'46" West, 355.33 feet to the TRUE POINT OF BEGINNING
- A PORTION OF ASSESSOR'S PARCEL NO. 12-471-05, 06, 07, 08

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED PREVIOUSLY IN DEED # 2372/3 RECORDED ON IN LYON COUNTY RECORDS.

274871

LYON COUNTY, NEV.
RECORD REDUESTED BY

Sheel Engradering

O2 APR -8 AMM: 11

MARY C. HILLIGAN
COUNTY RECORDER

" THC ase 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 34 of 13

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s) a) \(\mathbb{2} - 47 \) I - 0 \(\sigma\)	
b) 12-471-04	·
c) 12-471-07	·
d) 12-471-08	
2. Type of Property:	FOR RECORDERS OPTIONAL USE ONLY
a) Vacant Land b) Single Fam. Res.	Document/Instrument #: 274871
c) Condo/Twnhse d) 2-4 Plex	Book Page:
e) Apt. Bldg f) 🗽 Comm'l/ind'i	Date of Recording: 4/8/02
g) Agricultural h) Mobile Home	Notes:
Other waree Rights	
3. Total Value/Sales Price of Property \$	
Deed in Lieu of Foreclosure Only (value of property) (Transfer Tax Value: \$,
Real Property Transfer Tax Due \$	
Treat Topolly Handler Tax 200	
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090, Section	<u> </u>
b. Explain Reason for Exemption: Cotte non b	EED - DIC# 237213
5. Partial Interest: Percentage being transferred:	-%
The undersigned declares and calcaculadose under	panalty of parties, pursuant to NPC 275 060
The undersigned declares and acknowledges, under and NRS 375 110, that the information provided is correct to	
and NRS 375.110, that the information provided is correct t	to the best of their information and belief, and can be
and NRS 375.110, that the information provided is correct t supported by documentation if called upon to substantiate t	to the best of their information and belief, and can be the information provided herein. Furthermore, the
and NRS 375.110, that the information provided is correct t	to the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may
and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%	to the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month.
and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be	to the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month.
and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%	to the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month. • jointly and severally liable for any
and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be	to the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month.
and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be additional amount owed.	to the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month. • jointly and severally liable for any
and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be additional amount owed. Signature	to the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month. Jointly and severally liable for any Capacity AGONT - CROWNER.
and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be additional amount owed. Signature	to the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month. jointly and severally liable for any Capacity AGNT - GRANDE
and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be additional amount owed. Signature Signature SELLER (GRANTOR) INFORMATION	to the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month. jointly and severally liable for any Capacity AGENT - GRANTEE
and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be additional amount owed. Signature Signature SELLER (GRANTOR) INFORMATION (REQUIRED)	to the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month. jointly and severally liable for any
and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be additional amount owed. Signature Signature SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: WKLKSZLIVEQ CALA CORP.	to the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month. Jointly and severally liable for any Capacity AGNT - GRANTEE Capacity AGNT - GRANTEE BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: LANTENA RANCH FAMILY LTD PARTHONSHIP
and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be additional amount owed. Signature Signature SELLER (GRANTOR) INFORMATION (REQUIRED)	to the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month. jointly and severally liable for any Capacity AGNT - GRANTEE Capacity AGNT - GRANTEE BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: LANTENA RANCH FAMIX UD PARTIONSHIP Address: 140 GEARY , ION FLOR
and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be additional amount owed. Signature Signature SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Walker Liver und Corp. Address: GS Simound RD.	to the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month. jointly and severally liable for any Capacity AGNT - GRANTEE Capacity AGNT - GRANTEE BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: LANTANK RANCH FAMIX LTD PARTICUSARP Address: 140 GEAR 1004 FLOR
and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be additional amount owed. Signature Signature Signature Signature Signature Corp. Address: GLS Simons 25. City: WALKESTOWN State: NAS CORP.	to the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month. jointly and severally liable for any Capacity AGNT - GRANTEE Capacity AGNT - GRANTEE BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: LANTENA RANCH FAMIX UD PARTIONSHIP Address: 140 GEARY , ION FLOR
and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be additional amount owed. Signature SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Walks Three Carp. Address: 65 Simons 25. City: Walkingstown State: 75 COMPANY/PERSON REQUESTING RECORDING	to the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month. jointly and severally liable for any Capacity AGNT - GRANTEE Capacity AGNT - GRANTEE BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: LANTENA RANCH FAMIX UD PARTIONSHIP Address: 140 GEARY , ION FLOR
and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be additional amount owed. Signature Signat	to the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month. Jointly and severally liable for any Capacity AGNT - GRANTEE BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: LANTRUK RANCH FAMILY LID PARTHOUSING Address: 140 GEARY, 10M FROR City: SAN FRANCISCO State: CAT Zip: 94 (08
and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be additional amount owed. Signature Signature SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Walker Liver was Corp. Address: (LS Sunces 25. City: Walker Store State: Mass Zip: 01767 COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: CareGare M. Bluer	to the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month. Jointly and severally liable for any Capacity AGNT - GRANTEE BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: LANTENA RANCH FAMILY LID PARTHOLOGY Address: 140 GETT (10M FLOR City: SAN FRANCISCO State: CAT Zip: 91 (08
and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be additional amount owed. Signature Signat	to the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month. pointly and severally liable for any Capacity AGONT - GRANTEE BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: LANTANK RANCH FAMILY UTD PARTHOUS AD Address: 140 GENRY 100H FLOR City: SAN FRANCISCO State: CAT Zip: GU (08)
and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate to parties agree that disallowance of any claimed exemption, result in a penalty of 10% of the tax due plus interest at 1%. Pursuant to NRS 375.030, the Buyer and Seller shall be additional amount owed. Signature SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Walks Three Carp. Address: 65 Simons 25. City: Walkingstown State: 75 COMPANY/PERSON REQUESTING RECORDING	to the best of their information and belief, and can be the information provided herein. Furthermore, the or other determination of additional tax due, may per month. Jointly and severally liable for any Capacity AGNT - GRANTEE BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: LANTENA RANCH FAMILY LID PARTHOLOGY Address: 140 GETT (10M FLOR City: SAN FRANCISCO State: CAT Zip: 91 (08

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Deed for Calvest Associates

ESCROW NO. 99071220 WHEN RECORDED, MAIL TO:

Calvest Associates 1295 67th Street Emeryville, CA 94608 Attn: Richard Johnson LATT PD On DOC, # 238537

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to CALVEST ASSOCIATES, a Nevada corporation (whose address is: 1295 67th Street, Emeryville, CA 94608), those certain waters and water rights described in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated: this May of Queguet, 1999.

WALKER RIVER LAND CORP., a

Nevada corporation

Vice President Its:

STATE OF NEVADA

COUNTY OF 1 YOUGE

This instrument was acknowledged before me on Aug.

LaLonde as Vice President of Walker River Land Corp., a Nevada corporation.

L. HENDRICK 92 · 2710 · 6 mi expires Apr. 29, 300

My Commission Expires:

238538

Hale Lane Peck Dennison Howard and Anderson Attorneys and Counsellors at I aw Keno, Nevada (775) 327-3000

1.

EXHIBIT "A"

WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 20.40 acres of land with the following priorities:

Priority	Acreage
1867	0.46 acres
1875	1.58 acres
1879	2.04 acres
1885	10.20 acres
1890	2.55 acres
1895	3.57 acres
- · •	20.40 acres

2. The right to irrigate 27.6 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 48 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 48 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.0948 cfs from each permit and having a total combined annual duty of 19.8 acre feet which are appurtenant to that same 48 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

238538

2.

Hale Lane Peek Dennison Howard and Anderson Attorneys and Counsellors at Law Rems, Nevada (775) 327-3000

ODMA/PCTICISHILRICHUCS/1740/02 td/1404/0010

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Augus 5, 1979 (1 Sépais)

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EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

3.

238538

Hale Lane Peek Dennison Howard and Anderson Attorneys and Counsellors at I aw Reno, Nevada (775) 327-3000

COMAPCINCING AND ELCISTROPES (CAN 1484 F.COL)

Augus 5, 1999 (4 54mm)

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Northeast 1/4 of Section 23 and that portion of the Southeast 1/4 of Section 23, Township 11 North, Range 26 East, M.D.B.M., in the County of Lyon, State of Mevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 23, 24 as shown on Record of Survey No. 223861 thence through the following courses;

- 1. South 01°21'46" West, 463.77 feet;
- 2. North 90°00'00" West, 675.83 feet;
- 3. South 61°09'25" West, 801.86 feet;
- 4. South 88°31'12" West, 286.26 feet;
- 5. North 74°18'01" West, 1063.61 feet;
- 6. North 00°00'03" West, 1314.58 feet;
- 7. South 88"46'47" East, 2687.84 feet;
- 8. South 01°00'38" East, 687.39 feet to the TRUE POINT OF F:GINNING.

A PORTION OF ASSESSOR'S PARCEL NO.S 12-471-05 & 06

238538

DE FICIAL ALCOROS LYON COUNTY, NEV. RECORD LECHESTED BY

STEWART TITLE OF ______

99 SEP -1 PH 4: 43

MARY O. KT. LISAN COUNTY RECORDER

FEE 10 117 ES

STEWART TITLE
Guaranty Company

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 40 of 13

	•
DECLARATIO	N OF VALUE
g Date 9/199 Book Pag	238538 Instrument #
Full Value of Property Interest Conveyed Less Assumed Liens & Encumbrances Taxable Value (NRS 375.010, Section 4) Real Property Transfer Tax Due	s <u>0</u> . <u>65</u> . <u>0</u> . <u>0</u> . <u>0</u>
If exempt, state reason. NRS 375.090, Section	. Explain:
This water right	to Deed is recording
(orneumently with the.	hale of Real Property n
which transfer to	K U Being Faid Day \$853
INDIVIDUAL	ESCROW HOLDER
Under penalty of perjury, I hereby declare that the above statements are correct.	Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.
Signature of Declarant	Signature of Declarant
Name (Please Print)	MINDI S. GATTEN Name (Please Print)
Address,	Escrow Number
City State Zip	STEWART TITLE OF DOUGLAS COUNTY Firm Name PO BOX 1029 Address MINDEN, NV 89423
	City State Zip



A portion of APNs. 12-471-05 and 12-471-06 Escrow No. 99071220

WHEN RECORDED, MAIL TO:

Calvest Associates 1295 67th Street Emeryville, CA 94608 Attn: Richard Johnson

WATER RIGHTS CORRECTION DEED

THIS INDENTURE, made and entered into this 13+h day of March, 2001, by and between WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), and CALVEST ASSOCIATES, a Nevada corporation ("Grantee"), whose address is: 1295 67th Street, Emeryville, CA 94608).

WITNESSETH:

WHEREAS, on August 10, 1999, Grantor executed and delivered to Grantee a Water Rights Deed recorded September 1, 1999, in Official Records of Lyon County, Nevada, as Document No. 238538; and

WHEREAS, the water rights to be conveyed by such Water Rights Deed was erroneously described therein;

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor, for a valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee, and to its heirs and assigns forever, all those certain water rights described in Exhibit "A" appurtenant to that lot, piece or parcel of land situate in the County of Lyon, State of Nevada, described in Exhibit "B" attached hereto and by this reference made a part hereof.

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

1.

IN WITNESS WHEREOF, Grantor has caused this conveyance to be executed the day and year first above written. Grantee has joined in the execution of this conveyance for the purpose of approving the change in the description of the water rights above described.

WALKER RIVER LAND CORP., a Nevada corporation	CALVEST ASSOCIATES, a Nevada corporation
Br: Jaul Melany Its: Secretary	By: RICHARD JOHNSON Its: Suntary / Tresurer
"Grantor" MASSACHUSERS STATE OF NEVADA	"Grantee"
COUNTY OF Berkshine)	
This instrument was acknowledged before a secretary of Walker Rive	me on
STATE OF NEVADA)	Way Commission Expires. Peer Barry 12 CCO
) ss. COUNTY OF)	
This instrument was acknowledged before a	
of Calvest Assoc	E
	Notary Public My Commission Expires:

2.

ALIFORNIA ALL-PURPOSE ACKI	NOWLEDGMENT
State of California County of CONTRA COSTA	
on April 13 2001, before me, personally appeared Richard JE	Jacquie Case Nymay Public Name and Tibe of Officer (e.g., "Jerfe Doe, Rotery Public") Name(e) of Stanerie)
	personally known to me proved to me on the basis of satisfactory evidence
JACQUIE CASE COMM. 1286931 POTARY PUBLIC - CAUFORMA CONTRA COSTA COUNTY My Gomm. Expires Dec. 10, 2004	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(les), and that by bis/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(e), acted, executed the instrument.
Place Notary Seal Above	WITNESS my hand and official seal. Signalure of Hotary Public
Though the Information below is not required by lev	w, it may prove velueble to persons relying on the document nd reattachment of this form to another document.
Title or Type of Document: (L) O. R. (Piger Document Date: 4-13-0)	Number of Pages:
Signer(s) Other Than Named Above: NON	
Capacity(ies) Claimed by Signer Signer's Name: 1 (h 19 (a) (h 19 (
☐ Guardian or Conservator ☐ Other: ☐ Signer Is Representing: ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	Issociates Anc

EXHIBIT "A"

WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 20.40 acres of land with the following priorities:

Priority	Acreage
1867	0.46 acres
18 7 5	1.58 acres
1879	2.04 acres
1885	10.20 acres
1890	2.55 acres
1895	3.57 acres
	20.40 acres

2. The right to irrigate 27.6 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 48 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 48 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.167 cfs from each permit and having a total combined annual duty of 192 acre feet which are appurtenant to that same 48 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

[Attached]

4.

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Northeast 1/4 of Section 23 and that portion of the Southeast 1/4 of Section 23, Township 11 North, Range 26 East, M.D.B.M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 23, 24 as shown on Record of Survey No. 223861 thence through the following courses;

- 1. South 01°21'46" West, 463.77 feet;
- 2. North 90°00'00" West, 675.83 feet;
- 3. South 61.09'25" West, 801.86 feet;
- 4. South 88°31'12" West, 286.26 feet;
- 5: North 74°18'01" West, 1063.61 feet;
- 6. North 00'00'03" West, 1314.58 feet
- 7. South 88*46'47" East, 2687.84 feet;
- 8. South 01°00'38" East, 687.39 feet to the TRUE POINT OF BEGINNING.
- A PORTION OF ASSESSOR'S PARCEL NO.S 12-471-05 & 06

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED PREVIOUSLY IN DEED 238538 RECORDED ON 9-1-99 IN LYON COUNTY RECORDS.

268303

CITICIAL RECORDS LYON COUNTY, NEV. RECORD REQUESTED BY

STEWART TITLE OF Douglas Co.

01 NOV -8 PM 3: 30

MARY C. MILLIGAN COURTY BECORDER FEE 19. (BEIL TI)

STEWART TITLE
Guaranty Company

STATE OF NEVADA DECLARATION OF VALUE

 Assessor Parcel Number(s): a) PTN. 12-471-05 		FOR RECORDER	S OPTIONAL USE ONLY
b) PTN, 12-471-06		Document/instrument	No.: 268303
c)		Book:	Page:
d)		Date of Recording:	
2. Type of Property:			
a) XX Vacant Land b) c:-	ada Buudhu Bu		
a) XX Vacant Land b) Sin C) Condo/Townhouse d) 2-4	igle Family Res.	******	
	Plex -		
	nm'i/ind'i		
i) Other: Mo	Due Home		
3 Total Value/Salas D.			
3. Total Value/Sales Price of Property	••	\$	0.00
Deed in Lieu of Foreclosure Only (Value of Prope	rtv)	•	
	-	3	
Transfer Tax Value per NRS 375.010, Section 2;		\$	0.00
Real Property Transfer Tax Due:	4.33.	•	
		. "	0.00
4. If Exemption Claimed:		•	
a. Transfer Tax Exemption, per NRS 375.090, Sec			
b. Explain Reason for Exemption: WATER RIC TIME OF SALE ON 9/1/99, AS I	SOCOREMI NO	238537.	THE WAS PAI
5. Partial Interest: Percentage being transferred:	ACCOUNTED TO ACCOUNT.	**************************************	
5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, under peninformation provided is correct to the best of their info	alty of perjury, purso	# % sant to NRS 375,060	and NRS 375.110, that the
5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, under peninformation provided is correct to the best of their information provided by	alty of perjury, pursumation and belief, ar	mant to NRS 375,060 and can be supported by	and NRS 375.110, that the
5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, under pen information provided is correct to the best of their information upon to substantiate the information provided her other determination of additional text due mentions in the content of additional text due mentions and in the content of additional text due mentions and in the content of additional text due mentions and in the content of additional text due mentions and in the content of additional text due to the content of additional text due to the content of additional text due to the content of	alty of perjury, pursumation and belief, arcein. Furthermore, d	nant to NRS 375.060 and can be supported by	and NRS 375.110, that the documentation if claimed exemption or
5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, under pen information provided is correct to the best of their information provided her alled upon to substantiate the information provided her their determination of additional tax the mean results.	alty of perjury, pursumation and belief, arcein. Furthermore, d	nant to NRS 375.060 and can be supported by	and NRS 375.110, that the documentation if claimed exemption or
The undersigned declares and acknowledges, under pen information provided is correct to the best of their information provided here alled upon to substantiate the information provided here their determination of additional tax due, may result in cursuant to NRS 375.030, the Buyer and Seller shall	alty of perjury, pursumation and belief, arein. Furthermore, da penalty of 10% of be jointly and seven	mant to NRS 375,060 and can be supported by the disallowance of any the tax due plus intervally liable for any and	and NRS 375.110, that the documentation if claimed exemption or
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A Portion of APNs: 12-471-05 and 12-471-06 WHEN RECORDED, MAIL TO: Calvest Associates 1295 67th Street Emeryville, CA 94608

R.P.T.T. \$#3-___ paid on prior deed

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to CALVEST ASSOCIATES, a Nevada corporation ("Grantee"), whose address is 1295 67th Street, Emeryville, CA 94608, in reference to the following facts and circumstances:

- A. On August 10, 1999, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on September 1, 1999, as Document No. 238538.
- B. On March 13, 2001, Grantor executed a Water Rights Correction Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on November 8, 2001, as Document No. 268303.
 - C. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 47 day of April, 2002.

WALKER RIVER LAND CORP.,

Nevada corporation

DAN TROMBLEY

Its: Treasurer

STATE OF Massachusette)

COUNTY OF Lestation)

This instrument was acknowledged before me on a 2002, by Dan Trombley, as Treasurer of Walker River Land Corp., a Nevada corporation.

Notary Public

My Commission Expires: July 2007

SEAL AFFIXED

EXHIBIT "A" WATER RIGHTS TO BE CONVEYED

WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 20.40 acres of land with the following priorities:

104 m

Priority	Acreage
1867	0.46 acres
1875	1.58 acres
1879	2.04 acres
1885	10.20 acres
1890	2.55 acres
1895	3.57 acres
	20.40 acres

2. The right to irrigate 27.6 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 48 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 48 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a prorata share of the diversion rate from each permit and having a total combined annual duty of 192 acre feet which are appurtenant to that same 48 acres of the land irrigated from the East Walker River by decreed and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

15. .

EXHIBIT "B" LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Northeast 1/4 of Section 23 and that portion of the Southeast 1/4 of Section 23, Township 11 North, Range 26 East, M.D.B.M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 23, 24 as shown on Record of Survey No. 223861 thence through the following courses;

- 1. South 01*21'46" West, 463.77 feet;
- 2. North 90 00 00 West, 675.83 feet;
- 3. South 61.09/25 West, 801.86 feet;
- 4. South 88:31/12" West, 286.26 feet;
- 5: North 74°18'01" West, 1063.61 feet;
- 6. North 00 * 00 ! Q3 * West, 1314.58 feet;
- 7. South 88°46'47" East, 2687.84 feet;
- 8. South 01°CO'38* East, 687.39 feet to the TRUE POINT OF BEGINNING.

A PORTION OF ASSESSOR'S PARCEL NO.S 12-471-05 & 06

274869

official recoils Lyon county, Nev. Record requested by Thirl Engineerin

This Engineering 02 APR-8 AH11:05

MARY C. MILLISAN
COUNTY RECORDER

FEE 1750 DEP. 1760

4

Hale Lane Peek Dennison and Howard Attorneys and Counsellors at Law Reno, Nevada (775) 327-3000

STATE OF NEVADA DECLARATION OF VALUE

Assessor Parcel Number(s)	
a) 12-471-05 t of (termu)	
c)	
d)	
• •	
2. Type of Property:	FOR RECORDERS OPTIONAL USE ONLY
a) Vacant Land b) Single Fam. Res.	Document/Instrument #: 274003
c) Condo/Twnhse d) 2-4 Plex	BookPage:
e) Apt. Bldg f) Comm'i/ind'i	Date of Recording: 4802
g) Agricultural h) Mobile Home	Notes:
Other warmer Rid not	
	_
3. Total Value/Sales Price of Property	\$ _.
Deed in Lieu of Foreclosure Only (value of property) ()
Transfer Tax Value:	<u> </u>
Real Property Transfer Tax Due	•
4. If Exemption Claimed:	
Tourse Tour Franchisco and NDC 275 000 Caption	
b. Explain Reason for Exemption: Connection	23 8538 \$ 268 303
5. Partial Interest: Percentage being transferred:	`% `
The undersigned declares and acknowledges, under and NRS 375.110, that the information provided is correct supported by documentation if called upon to substantiate parties agree that disallowance of any claimed exemption result in a penalty of 10% of the tax due plus interest at 15	t to the best of their information and belief, and can be the information provided herein. Furthermore, the o, or other determination of additional tax due, may
Pursuant to NRS 375.030, the Buyer and Seller shall b	e jointly and severally liable for any
additional amount owed.	Ac
Signature w 13:4	Capacity MOCNT - GRAPTOL
Signature () NS. F.—	Capacity ACENT - CRIMITEE
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Walker RIVER LAND CORP.	Print Name: CALUEST ASSOCIATES
Address: 65 Simones Ro.	Address: 1295 GFTN ST
City: WILLAMSTOWN	City: EMERY UILLE
State: MASS Zip: 01267	State: CA Zip: 94608
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	_ "
Print Name: GREGORY N.BILYEU	Escrow #
Address: 500 DAMPLE RANCH DENY SUITE	
City: 12000 State: NV	7in: Ge 🕶
City: Zão State: No	Zip: 89.5[[

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 53 of 13

Deed for Lisa Schirmeister and Joseph W. Johnson

APN 12-471-79

ESCROW NO. 99071220 WHEN RECORDED, MAIL TO:

Lisa A. Schirmeister 16518 Windsor Avenue Whittier, CA 90603

with the are in the winty, and are

R.P.T.T. None Exempt #3 Aden Doc# 239569

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to LISA A. SCHIRMEISTER, an unmarried woman, and JOSEPH W. JOHNSON, an unmarried man, as joint tenants with right of survivorship (whose address is: 16518 Windsor Avenue, Wittier, CA 90603), those certain waters and water rights described in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated: this 27 day of September, 1999.

WALKER RIVER LAND CORP., a Nevada corporation

JEROME É. LALONDE Vice President

STATE OF NEVADA

This instrument was acknowledged before me on 9-27LaLonde, as Vice President of Walker River Land Corp., a Nevada corporation. _, 1999, by Jerome L.

L. HENDRICK 99 - 2710 - 5 NOTARY PUBLIC - NEVADA DOUGLAB COUNTY

My Commission Expires: 439711

I.

EXHIBIT "A"

WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 23.0 acres of land with the following priorities:

Priority	Acreage
1867	0.50 acres
1875	1.80 acres
1879	2.30 acres
1885	11.50 acres
1890	2.90 астев
1895	4.00 acres
	23.00 acres

 The right to irrigate 31.0 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 54 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 54 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.1034 cfs from each permit and having a total combined annual duty of 216.0 acre feet which are appurtenant to that same 54 acres of the land irrigated from the East Walker River by decreed water rights and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

2.

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 56 of 13

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

3.

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Northeast 1/4 of Section 26; Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 25, 26, as shown on Record of Survey No. 223861, thence through the following courses;

- 1. North 89°27'54" West, 2681.78 feet.
- 2. North 00°10'17" East, 1316.65 feet,
- 3. South 89°11'03" East, 2659.27 feet,
- 4. South 00°49'22" East, 1303.95 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 12-471-79

239570

OFFICIAL RECORDS
LYON COUNTY, NEY.
RECORD REDUESTED BY

> MARY C. MILLIGAN COUNTY RECORDER

FEE 1000 DEP. Dee

STEWART TITLE
Guaranty Company

APN12-471-79	
DECLARATION DE LA DECLARATION DECLARATION DECLARATION DECLARATION DECLARATION	ON OF VALUE
Full Value of Property Interest Conveyed Less Assumed Liens & Encumbrances Taxable Value (NRS 375.010, Section 4) Real Property Transfer Tax Due If exampt, state reason. NRS 375.090, Section Consideration for water rights was in which deed is recording concurrently.	\$ none \$ none Exempt #3 Explain:
Under penalty of perjury, I hereby declare that the above statements are correct. Signature of Declarant Name (Please Print) Address City State Zip	Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file. Inature of Declarant J. Mayo Name (Please Print) 99071722 Escrow Number Stewart Title of Douglas County Firm Name 1650 N. Lucerne Address Minden, NV 89423
	City State Zip

Dee

APN: 12-471-79

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4:

7:1

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WHEN RECORDED, MAIL TO:

Lisa A. Schirmeister Joseph W. Johnson 16518 Windsor Avenue Wittier, CA 90603 R.P.T.T. 143 paid on prior deed

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to LISA A. SCHIRMEISTER, an unmarried woman, and JOSEPH W. JOHNSON, an unmarried man, as joint tenants with right of survivorship ("Grantee"), whose address is 16518 Windsor Avenue, Wittier, CA 90603, in reference to the following facts and circumstances:

- A. On September 27, 1999, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on September 28, 1999, as Document No.239570.
 - B. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this $\frac{\sqrt{7}}{2}$ day of April, 2002.

WALKER RIVER LAND CORP., a

Nevada corporation

DAN TROMBLEY

Its: Treasurer

STATE OF <u>Massachuselty</u>)ss. COUNTY OF <u>Burbshire</u>)

 $\psi_{i,i}$

This instrument was acknowledged before me on from 4, 2002, by Dan Trombley, as Treasurer of Walker River Land Corp., a Nevada corporation.

Notary Public

My Commission Expires: File 9, 200

SEAL AFFIXED

EXHIBIT "A" WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 23.0 acres of land with the following priorities:

Priority	Acreage
1867	0.50 acres
1875	1.80 acres
1879	2.30 acres
1885	11.50 acres
1890	2.90 acres
1895	4.00 acres
•	23.00 acres

2. The right-to-irrigate 31.0 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 54 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 54 acres, more or less.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 with a prorata share of the diversion rate from each permit and having a total combined annual duty of 216.0 acre feet which are appurtenant to that same 54 acres of the land irrigated from the East Walker River by decreed water rights and NEWLAND water rights above described.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

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EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Northeast 1/4 of Section 26, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 25, 26, as shown on Record of Survey No. 223861, thence through the following courses:

- 1. North 89°27'54" West, 2681.78 feet.
- 2. North 00°10'17" East, 1316.65 feet,
- 3. South 89°11'03" East, 2659.27 feet,
- 4. South 00°49'22" East, 1303.95 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 12-471-79

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED
PREVIOUSLY IN DEED # 239 570 RECORDED ON
SEPTEMBER 28, 1999 IN LYON COUNTY RECORDS.

274875

OFFICIAL RECUROS LYCY COUNTY, NEV. RECORD REQUESTED BY

02 APR -8 AM 11: 20

MARY C. MILLIGAN COUNTY RECORDER

FEE 1700 DEP. ML

239570

OPRICIAL RECURDS LYON COUNTY, NEV. RECORD REQUESTED A

STEWART TITLE OF __

99 SEP 28 PM 3: 56

HARY C. HILLIGAN COUNTY RECORDER

THE 100 DEP. DW

"THIS IS AN UNDERFICIAL COPY 000128-MMD-CSD Document 880 Filed 02/14/2017 Page 63 of 13

STATE OF NEVADA DECLARATION OF VALUE

Assessor Parcel Number(s)	
a) 12 - 471.79	
b)	
c)	
d)	
• • •	
2. Type of Property:	FOR RECORDERS OPTIONAL USE ONLY
a) Vacant Land b) Single Fam. Res.	Document/Instrument #: 274875
c) Condo/Twnhse d) 2-4 Plex	BookPage:
e) Apt. Bidg f) Comm'l/Ind'i	Date of Recording: 4802
	Notes:
· · · · · · · · · · · · · · · · · · ·	140166.
Cother WATER LONG	
2. Tatal Valua (Calan Drine of Dranaths	•
3. Total Value/Sales Price of Property	, •
Deed in Lieu of Foreclosure Only (value of property) (Transfer Tax Value:	· e
	*
Real Property Transfer Tax Due	•
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090, Section	3
b. Explain Reason for Exemption: Correction	
5. Partial Interest: Percentage being transferred:	% · · · · · · · · · · · · · · · · · · ·
o, folial maiotal folial maga bonig adminional.	
The undersigned declares and acknowledges, under	er penalty of periury, pursuant to NRS.375.060
and NRS 375.110, that the information provided is correct	
supported by documentation if called upon to substantiate	
parties agree that disallowance of any claimed exemption	
result in a penalty of 10% of the tax due plus interest at 1	•
Pursuant to NRS 375.030, the Buyer and Seller shall I	be jointly and severally liable for any
additional am <u>o</u> unt owed.	
Signature Signature	Capacity AGENT - GRANTEL
Signature ()	Capacity Koent - Comme
	 -
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: White a River was Corp.	Print Name: LISA SCHIRMEIS TO BE & JOSEPH W. JOHNSON
Address: 45 Simmos 122	Address: 16618 wind Set AUF.
City: WILLIAMSTOWN	City: WITHER
State: MASS Zip: 01267	State: CA Zip: 90603
<u> </u>	
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	
Print Name: Caregory M. Bkye	Escrow#
Address: Soo DAMATE PAWLY DENT, SUITE	
City: Rano State: NU	Zip: 8951(
	- Name -
(AS A PUBLIC RECORD THIS FORM MAY BE REC	CORDED/MICROFILMED)
· · · · · · · · · · · · · · · · · · ·	

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 64 of 13

Deed for John M. Stitt and Julia T. Stitt

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 65 of 13

APN: 12-471-81 Escrow No. 99072095 WHEN RECORDED, MAIL TO: S_nonc/overner3D R.P.T.T. Blon previous Deel.

John Stitt and Julia Stitt 580 W. Central Avenue, Stc. C Brea, CA 92821

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to JOHN M. STITT and JULIA T. STITT, husband and wife, as joint tenants with right of survivorship (whose address is: 580 W. Central Avenue, Suite C, Brea, CA 92821), those certain waters and water rights described in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated: this 2 day of October, 1999.

WALKER RIVER LAND CORP., a Nevada corporation

By: JERONIFA. LALONDE.

Its: Vice President

STATE OF NEVADA)
)ss.
COUNTY OF LYON)

This instrument was acknowledged before me on Mall. 2., 1999, by Jerome J. LaLonde, as Vice President of Walker River Land Corp., a Nevada corporation.

MINDI S. GATTEN
Notary Public - State of Nevada
Appendia Recorded in Douglas County
In 943393 - Expine February 18, 202

My Commission Expires:

241167

Hale Lane Peek Dennison Howard and Anderson Attorneys and Commedium at U aw Renn, Nerada (775) 327-3000

1.

OPALA PUDIC S'IN RESERVE S'1973224 RCH 14844 (1916)

(Naber 21, 1999))] (Cam

EXHIBIT "A"

WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" as follows:

1. A portion of Claim 17 as follows:

Priority	Acreage
1867	0.30 acres
1875	1.00 acres
1879	1.30 acres
1885	6.40 acres
1890	1.60 acres
1895	2.20 acres
	12.80 acres

The above described water rights may be utilized as historically placed to beneficial use on the Property.

- 2. The right to irrigate 17.2 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.
- 3. Use of a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 30 acres.
- 4. Use of a portion of the supplemental underground rights under Permit 49278 consisting of a diversion rate of 0.25 cfs and having a duty of 120.0 acre feet per season. Said portion being appurement to that same 30 acres of the land irrigated from the East Walker River by decreed water rights and NEWLAND water rights above described.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017. Certificate 8860 is 30 acres, more or less.

EXPRESSLY EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

2.

241167

Hale Lane Peek Dennison Howard and Anderson Attorneys and Councillors at Law Reno, Nevada (775) 327-3000 Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 67 of 13

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

3.

241167

****; .

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Southwest 1/4 of Section 25 and that portion of the Southeast 1/4 of Section 26, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 25, 26 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 89° 49' 18" East, 1303.55 feet;
- 2. South 00° 41' 41" West, 1089.17 feet;
- 3. North 89° 58' 21" West, 2645.12 feet;
- 4. North 00° 43' 26" East, 1104.49 feet;
- South 89° 27' 54" East, 1340.89 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 12-471-81

241167

LIBROTOUNTY, NEV.
RECORD PROJECTED BY
STEWART TITLE OF DECEMBER OF THE CONTROL OF

99 NOY -8 PH 4: 41

MARY C. HILLIGAN COUNTY RECORDER

STEWART TITLE
Guaranty Company

STATE OF NEVAGA DECLARATION OF VALUE

a) 12-471-81 b)	
2. Type of Property:	FOR RECORDERS OPTIONAL USE ONLY
a) XX Vacant Land b) Single Family Res. c) Condo/Townhouse d) 2-4 Plex	Document/Instrument No.: 241167
e) Apartment Bldg. f) Comm'l/ind'l	
g) Agricultural h) Mobile Home	
i) Other:	Date of Recording: 11/8/99
	Notes:
3. Total Value/Sales Price of Property	\$0.00
Deduct Assumed Liens and/or Encumbrances:	s()
Provide recording information: Doc/Instrument No.:	Book:Page:
Transfer Tax Value per NRS 375.010, Section 2:	\$0.00
Real Property Transfer Tax Due:	\$
. If Exemption Claimed:	
a. Transfer Tax Exemption, per NRS 375.090, Section:	INCLUDED IN SALE OF REAL PROPERTY IN
a. Transfer Tax Exemption, per NRS 375.090, Section: b. Explain Reason for Exemption: WATER RIGHTS DEED WHICH TRANSFER TAX PAID OF PARTIES	INCLUDED IN SALE OF REAL PROPERTY IN
a. Transfer Tax Exemption, per NRS 375.090, Section: b. Explain Reason for Exemption: WATER RIGHTS DEED WHICH TRANSFER TAX PAID OF PARTIES	INCLUDED IN SALE OF REAL PROPERTY IN
b. Explain Reason for Exemption: WATER RIGHTS DEED WHICH TRANSFER TAX PAID OF PARTIES. Partial Interest: Percentage being transferred: 100 The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknown 75.060 and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate the inference that disallowance of any claimed exemption or other determined 10% of the tax due plus interest at 1 1/2% per month. Pursuant	INCLUDED IN SALE OF REAL PROPERTY IN Decal. Wedges, under penalty of perjury, pursuant to NRS to the best of their information and belief, and can formation provided herein. Furthermore, the parties ation of additional tax due, may result in a penalty
a. Transfer Tax Exemption, per NRS 375.090, Section: b. Explain Reason for Exemption: WATER RIGHTS DEED WHICH TRANSFER TAX PAID OF PARTY	INCLUDED IN SALE OF REAL PROPERTY IN Decal. Wedges, under penalty of perjury, pursuant to NRS to the best of their information and belief, and can formation provided herein. Furthermore, the parties ation of additional tax due, may result in a penalty
a. Transfer Tax Exemption, per NRS 375.090, Section: b. Explain Reason for Exemption: WATER RIGHTS DEED WHICH TRANSFER TAX PAID OF PARTIES. Partial Interest: Percentage being transferred: 100 The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknown 75.060 and NRS 375.110, that the information provided is correct to supported by documentation if called upon to substantiate the inference that disallowance of any claimed exemption or other determined 10% of the tax due plus interest at 1 1/2% per month. Pursuant and severally liable for any additional amount owed. SELLER (GRANTOR) INFORMATION	INCLUDED IN SALE OF REAL PROPERTY IN Wedges, under penalty of perjury, pursuant to NRS to the best of their information and belief, and can formation provided herein. Furthermore, the parties ation of additional tax due, may result in a penalty to NRS 375.030, the Buyer and Seller shall be jointly BUYER (GRANTEE), INFORMATION
a. Transfer Tax Exemption, per NRS 375.090, Section: b. Explain Reason for Exemption: WATER RIGHTS DEED WHICH TRANSFER TAX PAID OF PARCETARS. Partial Interest: Percentage being transferred: 100 the undersigned Seller (Grantor)/Buyer (Grantee), declares and acknown according to the supported by documentation if called upon to substantiate the inferee that disallowance of any claimed exemption or other determined to the tax due plus interest at 1 1/2% per month. Pursuant and severally liable for any additional amount owed. SELLER (GRANTOR) INFORMATION	wiedges, under penalty of perjury, pursuant to NRS to the best of their information and belief, and can formation provided herein. Furthermore, the parties ation of additional tax due, may result in a penalty to NRS 375.030, the Buyer and Seller shall be jointly BUYER (GRANTEE) INFORMATION Buyer Signature:
a. Transfer Tax Exemption, per NRS 375.090, Section: b. Explain Reason for Exemption: WATER RIGHTS DEED WHICH TRANSFER TAX PAID OF PARENTEES. Partial Interest: Percentage being transferred: 100 the undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowled and NRS 375.110, that the information provided is correct supported by documentation if called upon to substantiate the inferee that disallowance of any claimed exemption or other determine 10% of the tax due plus interest at 1 1/2% per month. Pursuant and severally liable for any additional amount owed. SELLER (GRANTOR) INFORMATION Ster Signature: int Name: WALKER RIVER LAND CORP.	wiedges, under penalty of perjury, pursuant to NRS to the best of their information and belief, and can formation provided herein. Furthermore, the parties ation of additional tax due, may result in a penalty to NRS 375.030, the Buyer and Seller shall be jointly BUYER (GRANTEE) INFORMATION Buyer Signature: Print Name: JOHN M. STITT
a. Transfer Tax Exemption, per NRS 375.090, Section: b. Explain Reason for Exemption: WATER RIGHTS DEED WHICH TRANSFER TAX PAID OF PARCELLES Partial Interest: Percentage being transferred: 100 the undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowled acknowled to the information provided is correct supported by documentation if called upon to substantiate the information or other determination of the tax due plus interest at 1 1/2% per month. Pursuant and severally liable for any additional amount owed. SELLER (GRANTOR) INFORMATION ther Signature: int Name: WALKER RIVER LAND CORP.	wledges, under penalty of perjury, pursuant to NRS to the best of their information and belief, and can formation provided herein. Furthermore, the parties ation of additional tax due, may result in a penalty to NRS 375.030, the Buyer and Seller shall be jointly BUYER (GRANTEE) INFORMATION Buyer Signature: Print Name: JOHN M. STITT Address: 2025 RANCH HILL DRIVE
a. Transfer Tax Exemption, per NRS 375.090, Section: b. Explain Reason for Exemption: WATER RIGHTS DEED WHICH TRANSFER TAX PAID OF PARTIES. Partial Interest: Percentage being transferred: 100 the undersigned Seller (Grantor)/Buyer (Grantee), declares and acknown in the supported by documentation if called upon to substantiate the inferred that disallowance of any claimed exemption or other determination of the tax due plus interest at 1 1/2% per month. Pursuant and severally liable for any additional amount owed. SELLER (GRANTOR) INFORMATION The Signature: Int Name: WALKER RIVER LAND CORP. Idress: 100 WEST LIBERTY STREET Inty/State/Zip: RENO. NV 89505	wledges, under penalty of perjury, pursuant to NRS to the best of their information and belief, and can formation provided herein. Furthermore, the parties ation of additional tax due, may result in a penalty to NRS 375.030, the Buyer and Seller shall be jointly BUYER (GRANTEE) INFORMATION Buyer Signature: Print Name: JOHN M. STITT Address: 2025 RANCH HILL DRIVE City/State/Zip: LA HABRA HEIGHTS, CA 90631
a. Transfer Tax Exemption, per NRS 375.090, Section: b. Explain Reason for Exemption: WATER RIGHTS DEED WHICH TRANSFER TAX PAID OF PARCETIES Partial Interest: Percentage being transferred: 100 the undersigned Seller (Grantor)/Buyer (Grantee), declares and acknown to 5.060 and NRS 375.110, that the information provided is correct supported by documentation if called upon to substantiate the information of the tax due plus interest at 1 1/2% per month. Pursuant diseverally liable for any additional amount owed. SELLER (GRANTOR) INFORMATION The Signature: Int Name: WALKER RIVER LAND CORP. Iddress: 100 WEST LIBERTY STREET Ty/State/Zip: RENO. NV 89505 Technology (Section: WALKER RENO.) The Signature of the support of the suppo	wledges, under penalty of perjury, pursuant to NRS to the best of their information and belief, and can formation provided herein. Furthermore, the parties ation of additional tax due, may result in a penalty to NRS 375.030, the Buyer and Seller shall be jointly BUYER (GRANTEE) INFORMATION Buyer Signature: Print Name: JOHN M. STITT Address: 2025 RANCH HILL DRIVE

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 70 of 13

APN: 12-471-81 WHEN RECORDED, MAIL TO: John M. Stitt and Julia Stitt 580 W. Central Avenue, Suite C,

Brea California 92821

133

12:

R.P.T.T. \$20-_____

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to JOHN M. STITT and JULIA T. STITT, husband and wife, as joint tenants with right of survivorship ("Grantee"), whose address is 580 W. Central Avenue, Suite C, Brea California 92821, in reference to the following facts and circumstances:

- A. On November 2, 1999, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on November 8, 1999, as Document No. 241167.
 - B. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 47 day of April, 2002.

WALKER RIVER LAND CORP.

Nevada corporation

DAN TROMBLEY

Its: Treasurer

STATE OF Massachusetts) COUNTY OF Berketive

This instrument was acknowledged before me on Upic as Treasurer of Walker River Land Corp., a Nevada corporation.

Notary Public
My Commission Expires: Feb. 9, 2007

2

Hale Lane Peek Dennison and Howard Attorneys and Counsellors at Law Reno, Nevada (775) 327-3000

EXHIBIT "A" WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" as follows:

1. A portion of Claim 17 as follows:

Priority	Acreage
1867	0.30 acres
1 87 5	1.00 acres
1879	1.30 acres
1885	6.40 acres
1890	1.60 acres
1895	2.20 acres
47	(12.80 acres

The above described water rights may be utilized as historically placed to beneficial use on the Property.

- 2. The right to irrigate 17.2 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.
- 3. Use of a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 30 acres.
- 4. Use of a portion of the supplemental underground rights under Permit 49278 consisting of a prorata share of the diversion rate and having a duty of 120.0 acre feet per season. Said portion being appurtenant to that same 30 acres of the land irrigated from the East Walker River by decreed water rights and NEWLAND water rights above described.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 30 acres, more or less.

EXPRESSLY EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Southwest 1/4 of Section 25 and that portion of the Southeast 1/4 of Section 26, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 25, 26 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 89° 49' 18" Bast, 1303.55 feet;
- 2. South 00° 41' 41" West, 1089.17 feet;
- 3. North 89° 58' 21" West, 2645.12 feet;
- 4. North 00° 43' 26" East, 1104.49 feet;
- 5. South 89° 27' 54" East, 1340.89 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 12-471-81

PREVIOUSLY IN DEED # 241167 RECORDED ON

NOVEMBER 8, 1999 IN LYON COUNTY RECORDS.

274874

LYON COUNTY, NEV. RECOMP REQUESTED BY

02 APR -8 AH11: 18

MARY C. MILLIGAN COUNTY RECORDER

FEE 170 per me

241167

OFFICIAL RECORUS NYON COUNTY, NEV RECORD REQUESTED BY

STEWART TITLE OF

99 NOV -8 PM 4: 41

MARY C. HILLIGAN COUNTY RECORDER

FEP______BEP. _

STEWART TITLE
Guaranty Company

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 74 of 13

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)	•
a) 12-471-81	
b)	
c)	
d)	
•	
2. Type of Property:	FOR RECORDERS OPTIONAL USE ONLY
a) Vacant Land b) Single Fam. Res.	Document/Instrument #: 274874
c) Condo/Twnhse d) 2-4 Plex	BookPage:
e) Apt. Bidg f) Comm'l/Ind'l	Date of Recording: 4/8/02
g) Agricultural h) Mobile Home	Notes:
X Other water RIGHTS	
3. Total Value/Sales Price of Property	\$
Deed in Lieu of Foreclosure Only (value of property)	()
Transfer Tax Value:	\$
Real Property Transfer Tax Due	\$
9	
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090, Section	
b. Explain Reason for Exemption: Coulect	
5. Partial Interest: Percentage being transferred:	
The condensioned declares and advantadage to	ander nearly the next to NDC 275 000
•	inder penalty of perjury, pursuant to NRS.375.060 rect to the best of their information and belief, and can be
· · · · · · · · · · · · · · · · · · ·	tlate the information provided herein. Furthermore, the
parties agree that disallowance of any claimed exemp	734
result in a penalty of 10% of the tax due plus interest i	
roducing a postality of 1070.01 and aux date plate interests	
Pursuant to NRS 375.030, the Buyer and Seller sha	all be jointly and severally liable for any
additional amount owed.	
Signature Cm 3:4-	Capacity AG ENT - G DATE
Signature m314—	Capacity AGENT - GRANTET
\sim	
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: Walker RIVER LAND CORP.	Print Name: JOHN M STIT & JULY STIT
Address: 665 Simme RD.	Address: 580 M. CENTAKL EVE ., STEC
City: WILLIAMS TOWN	City: BREA
State: mass Zip: 01267	State: CA Zip: 92821
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	•
Print Name: Gergory M.BILLEU	
	Escrow #
Address: Doo between the Kanch then so	ite 1056
Address: Soo Danier Ranch Plant Su City: Zero State: Hu	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 75 of 13

Deed for George L'Abbe ESCROW NO. 99072112 WHEN RECORDED, MAIL TO: S None, Exempt #3 R.P.T.T. Pd on H 241207

George A. L'Abbe P. O. Box 20105 Carson City, NV 89721

APN: 12-471-74

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT, BARGAIN and SELL to GEORGE A. L'ABBE, an unmarried man (whose address is: P. O. Box 20105, Carson City, Nevada 89721), those certain waters and water rights described in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated: this day of November, 1999.

WALKER RIVER LAND CORP., a

Nevada corporation

Vice President

STATE OF NEVADA

This instrument was acknowledged before me on MUNINTES, 1999, by Jerome J. LaLonde, as Vice President of Walker River Land Corp., a Nevada corporation.

L. HENDRICK 93-2710-5 IOTARY PUBLIC - NEVADA DOUGLAS COUNTY nt es pires Apr. 29, 2001

My Commission Expires: 4/49/11

١.

241208

FXHIBIT "A"

WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 25.5 acres of land with the following priorities:

Priority	<u>Acreage</u>
1867	0.57 acres
1875	1.98 acres
1879	2.55 acres
1885	12.75 acres
1890	3.19 acres
1895	4.46 acres
•===	25.50 acres

2. The right to irrigate 34.5 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

The location of the above 60 acres of irrigated land is illustrated in the map attached hereto as Exhibit "A-1".

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 60 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 60 acres, more or less.

The total quantity of water is 240 acre feet annually.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.1149 cfs from each permit and having a total combined annual duty of 240.0 acre feet which are appurtenant to that same 60 acres of the land irrigated from the East Walker River by decreed water rights and NEWLAND water rights above described.

2.

241208

Hale Lane Peek Dennison Howard and Anderson Attorneys and Conseilors at Law Rono, Nevada

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 78 of 13

TOGETHER with the right to change the point of diversion and place and manner of use of said water rights.

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

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

3.

241208

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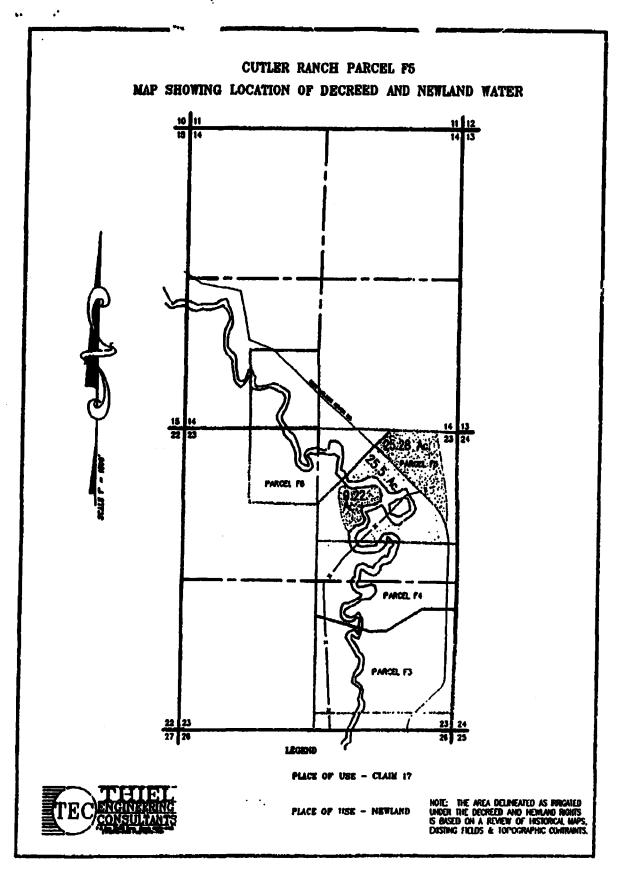


EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

4.

Hale Lene Peek Dennison Howard and Anderson Attorneys and Connellors at Law Reno, Nevada (775) 327-3000 241208

CHAIA PURCE IN RACHINGS 187411 HED.

Smarker French (200)

Order No.: 99012011MM

EXHIBIT "F"

TO THE WATER RIGHTS DEED

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Northeast 1/4 of SEction 23, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the Section corner common to 13, 14, 23, 24 as shown on Record of Survey No. 223861, thence through the following courses;

- South 01° 00' 38" East, 1958.07 feet;
- 2. North 88° 46' 47" West, 2687.84 feet;
- 3. North 00° 00' 03" West, 638.78 feet;
- 4. North 45° 42' 44" Bast, 1852.85 feet;
- 5. South 88° 36' 59" East, 1326.75 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO.

12-471-74

241208

GATERY CHECKAGS THER CHEMIN, NEV. NECONO ESPEKSIED BY

SILWART TITLE OF DOUGLAS CO.

99 HOY -9 PH 4: 29

HARY G. BLISAN COUNTY RECORDER

HE 12 02 ES. ES.

SCHEDULE A
CLTA PRELIMINARY REPORT
(7/86)

STEWART TITLE
Guaranty Company

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s): a) 12-471-74	
b)	
c)	
d)	
2. Type of Property:	FOR RECORDERS OPTIONAL USE ONLY
a) XX Vacant Land b) Single Fam c) Condo/Townhouse d) 2-4 Plex	Document/Instrument No.: 241298
e) Apar.ment Pidg () Comm'l/inc	401
g) Agricultural h) Mobile Ho	me 1 200m
i) Other:	Date of Recording: 11-9-99
	Notes:
3. Total Value/Sales Price of Property	\$U.UO
Deduct Assumed Liens and/or Encumbrances:	\$(0.00
Provide recording information: Doc/Instrument No.:	Book:Page:
Transfer Tax Value per NRS 375.010, Section 2:	\$0.00
Real Property Transfer Tax Due:	\$0.00
4. If Exemption Claimed:	
a. Transfer Tax Exemption, per NRS 375.090, Section:	#2
• • •	
b. Explain Reason for Exemption: Water rights	s being conveyed concurrently with
sale of property. Transfer tax pa	ild through concurrent deed.
Partial Interest: Percentage being transferred: 100	%

he undersigned Seller (Grantor)/Buyer (Grantee), declares an 75.060 and NRS 375.110, that the information provided is c	I acknowledges, under penalty of perjury, pursuant to NRS
e supported by documentation if called upon to substantiate	
gree that disallowance of any claimed exemption or other d	etermination of additional tax due, may result in a penalty
	rsuant to NRS 375.030, the Buyer and Selier shall be jointly
nd severally liable for any additional amount owed.	
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
	11 1411
eller Signatur	Buyer Signature:
rint Name: NALKER BIVER DAND CORP.	Print Name: GEORGE A. L'ABBE
ddress: <u>665 SIMONDS ROAD</u> fty/State/Zip: WILLIAMSTOWN, MA 01267	Address: P. O. BOX 20105
elephone:	City/State/Zip: CARSON CITY. NV 89721 Telephone:
apacity:	Capacity:
COMPANY REQUE	STING RECORDING
ompany Name: STEWART TITLE OF DOUGLAS	COUNTY Escrow No.: 99072112
(AS A PUBLIC RECORD THIS FORM M	IAY BE RECORDED/MICROFILMED)

APN: 12-471-74

WHEN RECORDED, MAIL TO:

George L'Abbe P. O. Box 20105,

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4.54

Sits : Basi Carson City, NV 89721

R.P.T.T. \$20paid on prior deed

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to GEORGE A. L'ABBE, an unmarried man ("Grantee"), whose address is P. O. Box 20105, Carson City, NV 89721, in reference to the following facts and circumstances:

- A. On November 8, 1999, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on November 9, 1999, as Document No.241208.
 - B. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 41 day of April, 2002.

WALKER RIVER LAND CORP.,

Nevada corporation

DAN TROMBLEY

Its: Treasurer

"" THIS IS AN UNDIFFICIAL COPY ::: Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 84 of 13

STATE OF <u>Massachuselle</u>)
COUNTY OF <u>Berbshire</u>)
ss.

)385 est Notary Public

My Commission Expires: <u>Feb 9</u>, 2007

SEAL AFFIXED

2

Hale Lane Peek Dennisou and Howard Attorneys and Counsellors at Law Reno, Nevada (775) 327-3000

274872

... 1879

EXHIBIT "A" WATER RIGHTS TO BE CONVEYED

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto ("Property") pursuant to Claim 17 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity C-125" consisting of the following:

1. The right to irrigate 25.5 acres of land with the following priorities:

Priority	Acreage
1867	0.57 acres
1875	1.98 acres
1879	2.55 acres
1885	12.75 acres
1890	3.19 acres
1895	4.46 acres
	25.50 acres

2. The right to irrigate 34.5 acres of the Property from the East Walker River designated as "NEWLAND" as administered by the Walker River Irrigation District.

The location of the above 60 acres of irrigated land is illustrated in the map attached hereto as Exhibit "A-1".

TOGETHER with a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to such 60 acres.

THE TOTAL LAND AREA of the Property to be irrigated by surface water rights from the East Walker River under portions of Claim 17, "NEWLAND" rights and permit 25017, Certificate 8860 is 60 acres, more or less.

The total quantity of water is 240 acre feet annually.

TOGETHER WITH a portion of the supplemental underground water rights under Permit 49274, 49276, 49277 and 49278 consisting of a prorata share of the diversion rate from each permit and having a total combined annual duty of 240.0 acre feet which are appurtenant to that same 60 acres of the land irrigated from East Walker River by decreed water rights and NEWLAND water rights above described

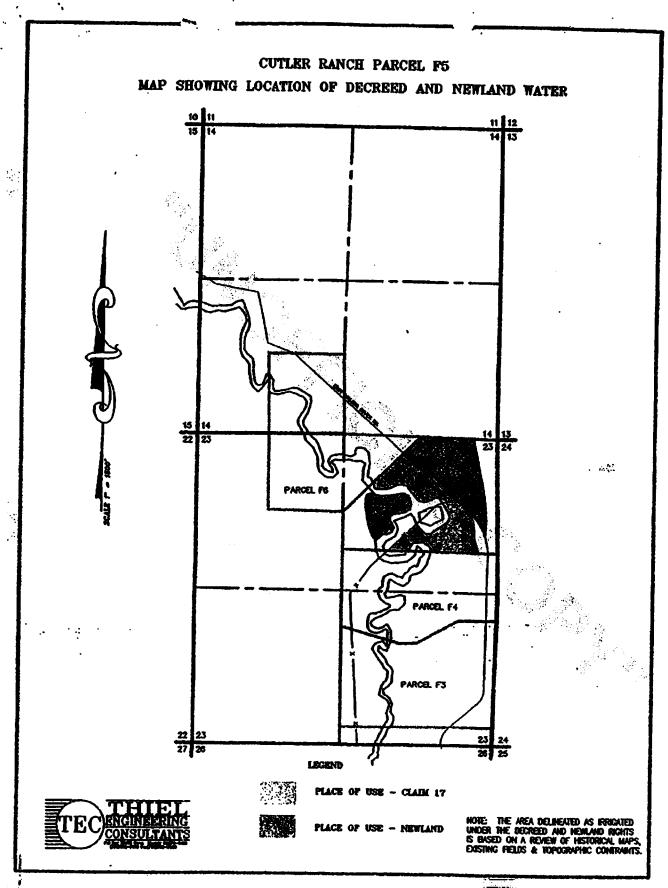
*** THIS IS AN UNDERFICIAL COPY *** Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 86 of 13

TOGETHER with the right to change the point of diversion and place and manner of use of said water rights.

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

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

4



Order No.: 99012011MM

EXHIBIT "B"

TO THE WATER RIGHTS DEED

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

That portion of the Northeast 1/4 of SEction 23, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the Section corner common to 13, 14, 23, 24 as shown on Record of Survey No. 223861, thence through the following courses:

- 1. South 01° 00' 38" East, 1958.07 feet;
- 2. North 88° 46' 47" West, 2687.84 feet;
- 3. North 00° 00' 03" West, 638.78 feet;
- 4. North 45° 42' 44" East, 1852.85 feet;
- 5. South 88° 36' 59" East, 1326.75 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO.

12-471-74

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED
PREVIOUSLY IN DEED # 241208 RECORDED ON
NOVEMBER 9, 199 IN LYON COUNTY RECORDS.

274872

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

OZ APR -8 AMI: 14

. 23

MARY C. HILLIGAN.
COUNTY RECORDER

FEE 1900 DEP. 1900

SCHEDULE A CLTA PRELIMINARY REPORT (7/88) Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 89 of 13 STATE OF NEVADA **DECLARATION OF VALUE** 1. Assessor Parcel Number(s) 12-471-74 FOR RECORDERS OPTIONAL USE ONLY 2. Type of Property: Document/Instrument #: 274872 Vacant Land Single Fam. Res. 2-4 Plex Condo/Twnhse d) Date of Recording: Comm'l/ind'l Apt. Bldg ¥ e) Mobile Home Agricultural Notes: 7 Other was RIGHTS 3. Total Value/Sales Price of Property Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section b. Explain Reason for Exemption: Collection Bees - Not # 241208 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. Capacity AGENT - GRANTE Signature Signature Capacity _ **BUYER (GRANTEE) INFORMATION** SELLER (GRANTOR) INFORMATION (REQUIRED) (REQUIRED) Print Name: GEORGE L'ABBE Print Name: WALKER RIVER LAND COLD Address: 7.6. Box 20105 Address: 665 Since RD. City: WILLAMSTOWN City: CARSON CITY Zip: 89721 State: State: 01267 COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: CAREGORY M. BILYEU Escrow # Address: Soo bamonte Roach PARKELLY, SUITE 1056 ZIp: 89511 Tero City:

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 90 of 13

Deed for Lantana Ranch Family Limited Partnership

RPTT Pdon#248929

APN: 12-471-73

Escrow No. 000 100 WHEN RECORDED, MAIL

Lantana Ranch Family Limited Partnership 140 Geary Street, 10th Floor San Francisco, CA 94108

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), does hereby GRANT. BARGAIN and SELL to LANTANA RANCH FAMILY LIMITED PARTNERSHIP, a Nevada limited partnership (whose address is: 140 Geary Street, 10th Floor, San Francisco, CA 94108), those certain waters and water rights described in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to the real property described in Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated: this 6 day of June, 2000.

WALKER RIVER LAND CORP., a Nevada corporation

lts: Trensurer

STATE OF Massachuse Is COUNTY OF Berkshipe

This instrument was acknowledged before me on June ______, 2000, by DAN TROMBLEY, as Treasurer of WALKER RIVER LAND CORP., a Nevada corporation.

Notary Public

My Commission Expires: <u>Jebuary</u> 9, 2007

etherine on flace

SEAL AFFIXED

Hale Lane Peek Dennison Howard and Anderson Attenneys and Cornsellors at Law Reno, Neveda (775) 327-3000

248930

(Parcel F-6)

EXHIBIT "A"

WATER RIGHTS TO BE CONVEYED

THE RIGHT TO IRRIGATE, from the East Walker River, 8.5 acres of land consisting of direct and storage rights under CLAIM 17, of that contain decree entitled "UNITED STATES OF AMERICA, PLAINTIFF; VS. WALKER RIVER IRRIGATION DISTRICT, A CORPORATION, ET AL, DEFENDANTS, CASE IN EQUITY 0-125. The priorities and acreage of said 8.5 acres is as follows:

1867; 0.20 acres 1875; 0.85 acres 1879; 0.85 acres 1886; 4.25 acres 1890; 1.05 acres 1695; 1.60 acres

INCLUDING those certain surface water rights from the East Walker River appurtenant to the lands being conveyed. Said rights being more particularly described as consisting of rights to impale 11.5 acres from the East Walker River designated as "NEWLAND" as administered by the WALKER RIVER IRRIGATION DISTRICT.

TOGETHER WITH the rights to a portion of PERMIT 25017, CERTIFICATE 8880 issued to the Walker River Intigation District for flood and occess water that may be appuriousnit to the 20 acres described above.

THE TOTAL LAND AREA being inigated by surface water rights from the East Walker River under CLAIM 17, "NEWLAND" and PERMIT 25017, CERTIFICATE 8860 is 20,00 acres, more or less.

ALONG WITH a portion of supplemental underground water rights under PERMITS 49274, 49276, 49277 and 49278 consisting of a diversion rate of 0.0363 cfs from each permit and having a total combined duty of 80 acro-feet. Said supplemental underground rights being apputerial to that same 20 acros of the lands impaled from the East Walker River by Decreed and "Newland" rights described above.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT B

July 14, 1999

EXHIBIT

LEGAL DESCRIPTION FOR APN 12-471-03

That portion of the Southwest 14 of Section 14 and North 12 of Section 23, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the North 1/2 corner of said Section 23 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 88°36'59" East, 1326.75 feet;
- 2. South 45°42'44" West, 1852.85 feet;
- 3. North 88°41'53" West, 1324.66 feet;
- 4. North 00°05'21" West, 1327.75 feet;
- 5. North 00°57'08" West, 1345.46 feet;
- 6. South 89°17'19" East, 1325.83 feet;
- 7. South 00°58'06" East, 1361.04 feet to the TRUE POINT OF BEGINNING.

Area = 101.73 + /- acres

The bearing of N 01°00'38" W between the % corner of Section 23, 24 and the Section corner common to 13, 14, 23, 24 as shown on Record of Survey No. 223861 was used as the basis of bearings for this description.

248930

OFFICIAL RECORDS
LIGHT COUNTY, NEV.
RECORD REQUESTED BY
STEWART TITLE OF DOUGLAS CO.

00 JUN -9 PH 1: 07

MARY C. HILLIGAN COUNTY RECORDER

111 9° - HP. ES

STATE OF NEVADA DECLARATION OF VALUE

ď		
2. T a c	ype of Property: Vacant Land b) Single Family Res. Condo/Townbouse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY 248930 Document/Instrument No.:
e	Apartment Bldg. f) Comm'l/Ind'l	Book: Page:
5) Agricultural h) Mobile Home Other: WATER RIGHTS	
•7	OURI. WAIER RIGHTS	Date of Recording: L - 9 - 00 Notes:
3. T	otal Value/Sales Price of Property	\$
Ε	Deduct Assumed Liens and/or Encumbrances:	\$(
P	tovide recording information: Doc/Instrument No.:	Book:Page:
T	ransfer Tax Value per NRS 375.010, Section 2:	s0.00
R	teal Property Transfer Tax Due:	\$ 0.00
. 1	Exemption Claimed:	
2	. Transfer Tax Exemption, per NRS 375.090, Section:	
b	Explain Reason for Exemption: <u>WATER RIGHTS INCLU</u> RECORDING CONCURRENTLY	DED IN SALE OF THE PROPERTY WHICH
. P	artial Interest: Percentage being transferred:	
The 175.0 175.0 10 su gree 1 10	artial Interest: Percentage being transferred: undersigned Seller (Grantor)/Buyer (Grantee), declares and acknown 160 and NRS 375.110, that the information provided is correct to apported by documentation if called upon to substantiate the information or other determinants that disallowance of any claimed exemption or other determinants of the tax due plus interest at 1 1/2% per month. Pursuant the severally liable for any additional amount owed.	riedges, under penalty of perjury, pursuant to NRS the best of their information and belief, and can smatton provided herein. Furthermore, the parties tion of additional tax due, may result in a penalty
The 175.0 c suggested for the	undersigned Seller (Grantor)/Buyer (Grantee), declares and acknown 160 and NRS 375.110, that the information provided is correct to apported by documentation if called upon to substantiate the information or other determination of the tax due plus interest at 1 1/2% per month. Pursuant the information of the tax due plus interest at 1 1/2% per month.	riedges, under penalty of perjury, pursuant to NRS the best of their information and belief, and can smatton provided herein. Furthermore, the parties tion of additional tax due, may result in a penalty
The 175.00 suggested in the 100 suggested in the 10	undersigned Seller (Grantor)/Buyer (Grantee), declares and acknown 1600 and NRS 375.110, that the information provided is correct to apported by documentation if called upon to substantiate the information or other determinance of the tax due plus interest at 1 1/2% per month. Pursuant the severally liable for any additional amount owed. SELLER (GRANTOR) INFORMATION To Signature:	riedges, under penalty of perjury, pursuant to NRS to the best of their information and belief, and can termation provided herein. Furthermore, the parties ation of additional tax due, may result in a penalty to NRS 375.030, the Buyer and Seller shall be jointly BUYER (GRANTEE) INFORMATION
The 175.00 suggested in the 100 suggested in the 10	undersigned Seller (Grantor)/Buyer (Grantee), declares and acknown 060 and NRS 375.110, that the information provided is correct to apported by documentation if called upon to substantiate the information or other determina 0% of the tax due plus interest at 1 1/2% per month. Pursuant the severally liable for any additional amount owed. SELLER (GRANTOR) INFORMATION or Signature: Name: WALKER RIVER LAND CORP.	riedges, under penalty of perjury, pursuant to NRS to the best of their information and belief, and can to the best of their information and belief, and can to the best of their information and belief, and can to the best of their information and belief, and can to the best of the parties tion of additional tax due, may result in a penalty to NRS 375.030, the Buyer and Seller shall be jointly BUYER (GRANTEE) INFORMATION Buyer Signature: Trint Name: LANTANA RANCH FAMILY LIMIT
The 1 175.1 19 suggest of 10 and :	undersigned Seller (Grantor)/Buyer (Grantee), declares and acknown 060 and NRS 375.110, that the information provided is correct to apported by documentation if called upon to substantiate the information or other determina 0% of the tax due plus interest at 1 1/2% per month. Pursuant the severally liable for any additional amount owed. SELLER (GRANTOR) INFORMATION or Signature: Name: WALKER RIVER LAND CORP. Feess: 665 SIMONDS ROAD	riedges, under penalty of perjury, pursuant to NRS to the best of their information and belief, and can to the best of their information and belief, and can to the perties at the provided herein. Furthermore, the parties ation of additional tax due, may result in a penalty to NRS 375.030, the Buyer and Seller shall be jointly BUYER (GRANTEE) INFORMATION Buyer Signature: Print Name: LANTANA RANCH FAMILY LIMITAL Address: 140 GEARY STREET 10TH FLOOR
The 1 175.4 le su gree of 10 and : Selle Print Addu City/	undersigned Seller (Grantor)/Buyer (Grantee), dectares and acknown 060 and NRS 375.110, that the information provided is correct to apported by documentation if called upon to substantiate the information or other determina 0% of the tax due plus interest at 1 1/2% per month. Pursuant to severally liable for any additional amount owed. SELLER (GRANTOR) INFORMATION or Signature: Name: WALKER RIVER LAND CORP. ess: 665 SIMONDS ROAD State/Zip: WILLIAMSTOWN, MA 01267	dedges, under penalty of perjury, pursuant to NRS to the best of their information and belief, and can brustion provided herein. Furthermore, the parties aton of additional tax due, may result in a penalty to NRS 375.030, the Buyer and Seller shall be jointly BUYER (GRANTEE) INFORMATION Buyer Signature: Print Name: LANTANA RANCH FAMILY LIMITANGES: 140 GEARY STREET 10TH FLOOR City/State/Zip: SAN FRANCISCO, CA. 94108
The 1 175.4 De su gree of 10 and : Tele City/ Cele	undersigned Seller (Grantor)/Buyer (Grantee), dectares and acknown 060 and NRS 375.110, that the information provided is correct to apported by documentation if called upon to substantiate the information or other determina 0% of the tax due plus interest at 1 1/2% per month. Pursuant to severally liable for any additional amount owed. SELLER (GRANTOR) INFORMATION or Signature: Name: WALKER RIVER LAND CORP. ess: 665 SIMONDS ROAD State/Zip: WILLIAMSTOWN, MA 01267	riedges, under penalty of perjury, pursuant to NRS to the best of their information and belief, and can to the best of their information and belief, and can to the best of their information and belief, and can to the best of their information and belief, and can to the best of the parties tion of additional tax due, may result in a penalty to NRS 375.030, the Buyer and Seller shall be jointly BUYER (GRANTRE) INFORMATION Buyer Signature: Trint Name: LANTANA RANCH FAMILY LIMIT

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

APN: 12-471-73
WHEN RECORDED, MAIL TO:
Lantana Ranch Family Limited Partnership
140 Geary Street, 10th Floor
San Francisco, CA 94108

R.P.T.T. 5 -0paid on prior deed

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to LANTANA RANCH FAMILY LIMITED PARTNERSHIP, a Nevada limited partnership ("Grantee"), whose address is 140 Geary Street, 10th Floor, San Francisco, CA 94108, in reference to the following facts and circumstances:

- A. On June 6, 2000, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on June 9, 2000, as Document No. 248930.
 - B. The diversion rate for the supplemental underground water rights was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 4th day of April, 2002.

WALKER RIVER LAND CORP.,

Nevada corporation

DAN TROMBLEY

Its: Treasurer

FILE

STATE OF Massichusetts)

COUNTY OF Berbaice)

This instrument was acknowledged before me on ________, 2002, by Dan Trombley, as Treasurer of Walker River Land Corp., a Nevada corporation.

Notary Public

My Commission Expires: Feb 9, 2007

SEAL AFFIXED

2

Hale Lane Peek Dennison and Howard Attorneys and Counsellors at Law Reno, Nevada (775) 327-3000

274873

EXHIBIT A

WATER RIGHTS TO BE CONVEYED

THE RIGHT TO IRRIGATE, from the East Walter River, 8,5 scree of land consisting of direct and storage rights under CLAIM 17, of that certain decree entitled "UNITED STATES OF AMERICA, PLAINTIFF, VS. WALKER RIVER IRRIGATION DISTRICT, A CORPORATION, ET AL, DEFENDANTS, CASE IN EQUITY C-125. The priorities and acreage of said 8.5 acres is as follows:

1867: 0.20 acres 1875: 0.65 acres 1879: 0.85 acres 1886: 4.25 acres 1890: 1.05 acres 1895: 1.60 acres

INCLUDING those certain surface water rights from the East Welker River appurtenant to the lands being conveyed. Said rights being more particularly described as consisting of rights to impate 11.5 acres from the East Walker River designated as "NEWLAND" as administered by the WALKER RIVER IRRIGATION DISTRICT.

TOGETHER WITH the rights to a portion of PERMIT 25017, CERTIFICATE 8860 issued to the Walker River Irrigation District for flood and excess water that may be appurtenant to the 20 acres described above.

THE TOTAL LAND AREA being irrigated by surface water rights from the East Walker River under CLAIM 17, "NEWLAND" and PERMIT 25017, CERTIFICATE 8880 is 20,00 acres, more or less.

ALONG WITH a portion of supplemental underground water rights under PERMITS 49274, 49276, 49277 and 49278 consisting of a pro-rate portion of the diversion rate from each permit and having a total combined duty of 80 acre-feet. Said supplemental underground rights being application to that same 20 acres of the lands irrigated from the East Walker River by Decreed anti "Newland," rights described above.

EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

274873

04/01/02 MON 16:12 [TX/RX NO 6009]

EXHIBIT B

July 14, 1999

EXHIBIT

LEGAL DESCRIPTION FOR APN 12-471-03

That portion of the Southwest ½ of Section 14 and North ½ of Section 23, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the North 1/4 corner of said Section 23 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 88°36'59" East, 1326.75 feet;
- 2. South 45°42'44" West, 1852.85 feet;
- 3. North 88°41'53" West, 1324.66 feet;
- 4. North 00°05'21" West, 1327.75 feet;
- 5. North 00°57'08" West, 1345.46 feet;
- 6. South 89°17'19" East, 1325.83 feet;
- 7. South 00°58'06" East, 1361.04 feet to the TRUE POINT OF BEGINNING.

Area = 101.73 +/- acres

The bearing of N 01°00'38" W between the ¼ corner of Section 23, 24 and the Section corner common to 13, 14, 23, 24 as shown on Record of Survey No. 223861 was used as the basis of bearings for this description.

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED
PREVIOUSLY IN DEED # 248 936 RECORDED ON
THE 9, ZOOD IN LYON COUNTY RECORDS.

274873

UFFICIAL RECORDS LYON COUNTY, NEV. RECORD REGUESTED BY

hiel Engeneurng 02 APR - BAMII: 16

> HARY C. WILLIGAN. COUNTY RECORDER

FEE 17 DEP. MK

THIS IS AN UNOFFICIAL COPY *** Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 99 of 13 STATE OF NEVADA **DECLARATION OF VALUE** 1. Assessor Parcel Number(s) 8) 12-471-73 FOR RECORDERS OPTIONAL USE ONLY 2. Type of Property: Document/Instrument #: 2748ウス a) Vacant Land Single Fam. Res. 2-4 Plex Condo/Twnhse Apt. Blda Comm'I/Ind'I Date of Recording: - e) Agricultural Mobile Home Notes: Other WAREN EVENTS 3. Total Value/Sales Price of Property Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section b. Explain Reason for Exemption: Concerno Des - Doct 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 Signature **BUYER (GRANTEE) INFORMATION** SELLER (GRANTOR) INFORMATION (REQUIRED) (REQUIRED)

Print Name: LANTAMA RANCH FAMUL LTD. PARTNERSHIP Print Name: Linckese River LAND Cons. Address: 665 Simples RD. Address: 140 GEARLST, 10TH FLOR City: SAM FLAMUSCO City: WILLAMSTINE State: State: 01267 90149 COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: GREGORY M. BILYES Escrow # Address: Soo Demonte Reach Plemy, Suite 1056 Zip: 89511 City: State: (Zeno 261

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 100 of 1

Deed for Mark S. Mahan

ESCROW NO. 0201700618 WHEN RECORDED, MAIL TO:

Mark S. Mahan P. O. Box 278 Colleyville, TX..76034

APN: 12-471-13 through 12-471-34; 12-471-36; 12-471-37; 12-471-38; 12-471-40; 12-471-41; 12-471-42; 12-471-44; 12-471-45; 12-471-49; 12-471-51; 12-471-52; 12-471-53; 12-471-55; 12-471-56; 12-471-58; 12-471-60; 12-471-61; 12-471-62; 12-471-80; 12-471-82 through 12-471-93 RPTT PDONDOC # 273004

WATER RIGHTS DEED

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated: this day of February, 2002.

WALKER RIVER LAND CORP., a

Nevada corporation

DANIEL TROMBLEY
Its: Treasurer

STATE OF MASSACHUSETTS

88.

COUNTY OF BERKSHIRE

This instrument was acknowledged before me on 25, February, 2002, by Daniel Trombley, as Treasurer of Walker River Land Corp., a Nevada corporation.

Notary Public

My Commission Expires: £119,2007

therine m fl

SEAL AFFIXED

EXHIBIT "A" TO WATER RIGHTS DEED WATER RIGHTS TO BE CONVEYED - LOT F-2

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto, (Property) pursuant to Claims 17 & 133 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity Document C-125 and consisting of the following:

PARCEL B:

	4.7					
Claim 133	Priority	CFS	Acres	Duty	AF Per Acre	_AF Total
	1862	0.813	50.8	4.2768		
	1865	0.325	20.3			
	1690	0.488	30.5		0.954	28.99
	Newland		<u> 280.4</u>		2.059	<u>577.40</u>
	Totals:	1.626	382.0			606.39
Claim 17	Priority	CFS	Aorob	Duty	AE Bor Aoro	AE Total
Ciann 17	Priority 1867		Acres 0.55	4.2768	AF Per Acre	AF Total
		0.0088		4.2700	0.0504	0.400
	1875	0.0304	1.90		0.2534	0.480
	1879	0.0400	2.50		0.6970	1.740
	1885	0.1976	12.35		0.9187	11.350
	1890	0.0496	3.10		0.9504	2.950
	1895	0.0688	4.30	*:	0.0138	4.360
			<u>33.30</u>		2.0592	<u>68.570</u>
		0.3864	57.45			89.450
			<u>PA</u>	RCEL C:		
Claim 133	Priority	CFS	Acres	Duty	AF Per Acre	AF Total
	1862	0.4528	28.30	4.2768	<u> </u>	
	1865	0.1808	11.30		**:	
	1690	0.2720	17.00		0.9504	16.16
	Newland		<u>156.40</u>		2.0592	322.06
	Totals:	0.9056	213.00			338.22
Claim 17	Priority	CFS	Acres	Duty	AF Per Acre	AF Total
	1867	0.0328	2.05	4.2768		
	1875	0.1120	7.00		0.2534	1.77
	1879	0.1440	9.00		0.6970	6.27
	1885	0.7248	45.30		0.9187	41.62
	1890	0.1824	11.40		0.9504	10.83
	1895	0.2536	15.85		1.0138	16.07
			122.40		2.0592	<u>252.05</u>
		1.4168	213.00			328.61

273005....

PARCEL D:

Claim 133	Priority	CFS	Acres	Duty	AF Per Acre	AF Total
	1862	0.9000	56.25	4.2768	· · · · · · · · · · · · · · · · · · ·	
	1865	0.3600	22.50			
	1690	0.5400	33.75		0.9504	32.08
	Newland		310.50		2.0592	639.38
	Totals:	1.8000	423.00			671.46

PARCEL E:

	. 23					
Claim 133	Priority	CFS'	Acres	Duty	AF Per Acre	AF Total
	1862	0.6424	40.15	4.2768		
	1865	0.2568	16.05			
	1690	0.3856	24.10		0.9504	22.90
	Newland	··	181.70	A _s	2.0592	374.16
	Totals:	1.2848	262.00	1194 127		397.06
Claim 17	Priority	CFS	Acres	Duty	AF Per Acre	AF Total
	1867	0.0520	3.25	4.2768		
	1875	0.1784	11.15		0.2534	2.83
	1879	0.2304	14.40		0.6970	10.04
	1885	1.1512	71.95		0.9187	66.10
	1890	0.2880	18.00	j j	0.9504	17.11
	1895	0.4024	25.15	•	1.0138	25.50
			<u>194.10</u>		2.0592	399.69
		2.2504	338.00			521.26

The total acreage irrigated listed above is not to exceed 1889 acres.

ALONG WITH a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to the above described 1889 acres.

Together with a portion of the supplemental underground water rights under Permits 49274, 49276, 49277 and 49278 consisting of a pro-rata portion of the diversion rate of each permit and having a total combined duty of 7556 acre-feet per season. Said underground water rights are appurtenant to that same 1889 acres of land irrigated from the East Walker River by the surface sources described above.

Excluding therefrom, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT "B" TO WATER RIGHTS DEED PROPERTY LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

PARCEL 1: NW 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-13

PARCEL 2 : SW 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-14

PARCEL 3 : NW 1/4 of SW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-15

PARCEL 4 : SW 1/4 of SW 1/4 of Section 36, T 11 N., R 26 E., N.D.B. & M.

Assessor's Parcel No. 12-471-16

PARCEL 5 : SW 1/4 of SE 1/4 of Section 25, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-17

PARCEL 6 : SE 1/4 of SW 1/4 of Section 25, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-18

PARCEL 7 : SE 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M. : E 1/2 of SW 1/4 of Section 36, T 11 N., R 26 E.,

Assessor's Parcel No. 12-471-19

M.D.B. & M.

PARCEL 8 : NE 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E., Continued on next page

-1-

M.D.B. & M.

: W 1/2 of NE 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-20

PARCEL 9 : W 1/2 of SE 1/4 of Section 36, T 11 N., R 26 E.,

Assessor's Parcel No. 12-471,-21

PARCEL 10: NE 1/4 of NE 1/4 (LOT 1) of Section 1, T 10 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-22

PARCEL 11: B 1/2 of NE 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-23

PARCEL 12: E 1/2 of SE 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-24

PARCEL 13: NW 1.4 of NW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-25

PARCEL 14: SW 1/4 of NW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-26

PARCEL 15: NW 1/4 of SW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-27

PARCEL 16: SW 1/4 of NW 1/4 of Section 31, T 11 N., R 27 E., M.D.B. & M.

Continued on next page

Assessor's Parcel No. 12-471-28

PARCEL 17: SW 1/4 (LOTS 3,4,5) of Section 31, T 11 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-29

PARCEL 18: SE 1/4 of NW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Patcel No. 12-471-30

PARCEL 19: NE 1/4 of SW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-31

PARCEL 20: SE 1/4 of SW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-32

PARCEL 21: NE 1/4 of NW1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M. W 1/2 of NE 1/4 (LOTS 2,3) of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-33

PARCEL 22: NW 1/4 of SE 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-34

PARCEL 23: NW 1/4 of NE 1/4 of Section 7, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-36

PARCEL 24: E 1/2 of NE 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-37

PARCEL 25: NE 1/4 of SE 1/4 of Section 6, T 10 N., R 27 E., Continued on next page M.D.B. & M.

Assessor's Parcel No. 12-471-38

PARCEL 26: SE 1/4 of NE 1/4 of Section 7, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-40

PARCEL 27: NE 1/4 of SE 1/4 (LOT 5) of Section 7, T 10 N., R 27 E.,

M.D.B. & M.

Assessor's Parcel No. 12-471-41

PARCEL 28: NW 1/4 of SW 1/4 of Section 5, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-42

PARCEL 29: SW 1/4 of NW 1/4 of Section 8, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-44

PARCEL 30: W 1/2 of SW 1/4 of Section 8, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-45

PARCEL 31: SE 1/4 of NW 1/4 of Section 8, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-49

PARCEL 32: SE 1/4 of NW /14 of Section 17, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-51

PARCEL 33: NW 1/4 of NE 1/4 of Section 8, T 10 N., R 27 R.,
M.D.B. & M.

Assessor's Parcel No. 12-471-52

Continued on next page

-4-

PARCEL 34: SW 1/4 of NE 1/4 of Section 8, T 10 N., R 27 E., N.D.B. & M.

Assessor's Parcel No. 12-471-53

PARCEL 35: NW 1/4 of SE 1/4 of Section 17, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-55

PARCEL 36: SW 1/4 of SE 1/4 of Section 17, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-56

PARCEL 37: SW 1/4 of SW 1/4 of Section 9, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-58

PARCEL 38: 8W 1/4 of NW 1/4 of Section 16, T 10 N., R 27 E., N.D.B. & M.

Assessor's Parcel No. 12-471-60

PARCEL 39: NW 1/4 of SW 1/4 of Section 16, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-61

PARCEL 40: NE 1/4 of SW 1/4 of Section 16, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-62

PARCEL 41: That portion of the Southeast 1/4 of Section 26, T 11 N.,

R 26 E., M.D.B. & M. in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the Section corner common to 25, 26, 35, & 36 as shown on Record of Survey No.22361, thence through the following courses:

1. North 89°29'06" west, 1315.26 feet;

2. North 00°43'26" East, 1553.45 feet; Continued on next page

-5-

- 3. South 89°58'21" Rast, 1330.44 feet;
- South 01°16'35" West, 1564.90 feet to the TRUE POINT OF BEGINNING.

PARCEL 42:

That portion of the Southwest 1/4 of Section 25, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the Section corner common to 25, 26, 35, 36 as shown on Record of Survey No. 223861, thence through the following courses,

- North 01°16'35" East, 1564.90 feet;
- South 89°58'21" East, 1314.67 feet;
 South 00°41'41" West, 236.02 feet;
- South 00°41′41" West, 1325.19 feet;
- South 89°52'47" West, 1330.60 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-82

PARCEL 43:

That portion of the SE 1/4 of Section 6, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the Section corner common to 5, 6, 7, 8 as shown on Record of Survey No. 223861, thence through the following courses:

- 1. North 87°37'13" West along said section line 2651.26 feet to the 1/4 corner of said section;
- 2. North 00°09'07" West, 1351.71 feet;
- South 87°37'02" East, 2648.56 feet;
- South 00°16'00" East, 1351.68 feet; 4.

Assessor's Parcel No. 12-471-83

PARCEL 44:

That portion of the NE 1/4 of section 7 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly Continued on next page

. described as follows:

Beginning at the section corner common to 5, 6, 7, 8 as shown on Record of Survey No. 223861, thence through the following courses;

- South 55°28'51" East, 643.64 feet;
- 2. North 63°27'29" East, 575.43 feet;
- 3. South 31°42'47" East, 389.18 feet;
- 4. North 76°48'16" East, 84.72 feet;
- 5. South 01°15'49" East, 969.32 feet;
- 6. North 88°26'55" West, 1318.73 feet;
- 7. North 87°43'49" West, 1324.85 feet;
 - North 01°31'14" West, 1355.78 feet;
- 9. South 87°37'13" East, 1325.63 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-84

PARCEL 45:

That portion of the SW 1/4 of section 5 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the section corner common to 5, 6, 7, 8 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. North 00°16'00" West, 1351.68 feet;
- 2. South 87°33'24" East, 1325.29 feet;
- 3. South 00°16'09" East, 1714.62;
- 4. South 76°48'16" West, 84.72 feet;
- 5. North 31°42'47" West, 389.18 feet;
- 6. South 63°27'29" West, 575.43 feet;
- 7. North 55°28'51" West, 643.64 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-85

PARCEL 46:

That portion of the NW 1/4 of section 17, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, state of Nevada, more particularly described as follows:

Continued on next page

-7-

Beginning at a brass cap marking the North West corner of said section 17 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 89°58'28" East, 2601.33 feet to the 1/4 corner of said section 17;
- South 00°15'26" East, 1324.13 feet;
- 3. North 89°54'14" West, 2607.24 feet;
- North 00°00'05" West, 1320.92 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-86

PARCEL 47:

That portion of the SW 1/4 of section 5 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the South 1/4 corner of said section 5 as shown on Record of Survey No. 223861, thence through the following courses;

- South 76°48'46" West, 1351.76 feet;
 North 00°16'09" West, 1714.62 feet;
 South 87°33'24" Rast, 1325.29 feet;
 South 00°16'18" East, 1349.65 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-87

PARCEL 48:

That portion of the SW 1/4 of section 5 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the South 1/4 corner of said section 5 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 01°01'32" East; 1313.38 feet;
 - 2. North 88°26'55" West, 1318.73 feet;
 - 3. North 01°15'49" West, 969.32 feet;
 - 4. North 76°48'46" East, 1351.76 feet to the Continued on next page

-8-

TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-88

PARCEL 49:

That portion of the SW 1/4 and that portion of the SE 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the South 1/4 corner of said section 8 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. North 89°58'28" West, 1300.66 feet;
- 2. North 01°16'07" West, 2689.17 feet;
 3. South 89°18'18" East, 2628.15 feet;
 4. South 00°41'36" East, 2657.89 feet;

- North 89.58/44" West, 1299.92 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-89

PARCEL 50:

Portions of the W 1/2 of section 17, the SW 1/4 of section 16, the NE 1/4 of section 20, the NW 1/4 of section 21, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner of section 8, 17 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 89°58'44" East, 1299.92 feet;
- 2. South 00°28'15" East, 1325.82 feet;
- 3. North 89°58'36" Rast, 1304.84 feet;
- 4. South 00°41'03" East, 1330.20 feet to a brass cap marking 1/4 corner of section 16 and 17;
- 5. South 00°42'04" East, 1326.77 feet;
- North 89°52′26" East, 1319.21 feet;
 South 00°40′09" East, 1326.05 feet to the south line of section 16;
- 8. North 89°50'35" East, 539.12 feet;
- 9. South 31°16'32" East, 116.52 feet;
- 10. South 61°51'05" West, 2810.78 feet;

- 11. North 28°08'55" West, 1610.59 feet to a 5/8" rebar and cap per Record of survey 223861;
- 12. North 00°28'44" West, 2657.63 feet;
- 13. North 89°50'02" West, 1309.83 feet to a 5/8" rebar and cap per Record of Survey No. 223861;
- 14. North 00°15'26" West, 2648.27 feet to the TRUE POINT OF BEGINNING.

PARCEL 51:

That portion of the SE 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the section corner common to 8, 9, 16, 17 as shown of Record of Survey No. 223861, thence through the following courses;

- 1. North 89°58'44" West, 1299.92 feet;
- 2. North 00°41/36" West, 2657.89 feet;
- 3. South 89°18'18" East, 1315.71 feet to the 1/4 corner common to 8 and 9;
- 4. South 00°21'25" East, 2642.27 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-91

PARCEL 52:

That portion of the NE 1/4 of section 17 and that portion of the NW 1/4 of section 16, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the section corner common to 8, 9, 16, 17 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. North 89°49'00" Bast, 1321.03 feet;
- 2. South 00°39'38" East, 1328.54 feet;
- 3. South 89°58'36" West, 2625.37 feet;
- 4. North 00°28'15" West, 1325.82 feet;
- 5. South 89°58'44" East, 1299.92 feet to the TRUE POINT OF BEGINNING.

PARCEL 53:

That portion of the SW 1/4 and that portion of the SE 1/4 of section 16, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the South 1/4 corner of section 16 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 89°50'35" West, 280.58 feet;
- 2. North 00°00'00" East, 203.47 feet to the beginning of a tangent curve concave southwesterly having a radius of 975.00 feet;
- Northwesterly along said curve 572.73 feet through a central angle of 33°39'24";
- North 33°39'24" West, 301.46 feet;
- 5. South 54°50/18" West, 94.13 feet;
- North 82°08'17" West, 104.51 feet;

- 7. South 49°25'19" West, 77.33 feet; 8. South 45°06'58" East, 574.93 feet; 9. South 10°00'55" West, 40.19 feet;
- 10. South 49°02'56" West, 101.05 feet;
- 11. South 07°53'10" West, 64.64 feet;
- 12. South 60°38'16" West, 93.97 feet;
- 13. South 46°43'25" West, 292.70 feet;
- 14. South 31°16'32" East, 97.84 feet;
- 15. South 89°50'35" West, 539,12 feet;
- 16. North 00°40'09" West, 1326.05 feet;
- 17. North 89°52'26" East, 1319.21 feet;
- 18. North 89°52'08" East, 1320.76 feet;
- 19. South 00°33'06" East, 1324.49 feet; 20. South 89°49'59" West, 1318.78 feet;

Assessor's Parcel No. 12-471-93

All of the above are as shown on the BLM Master Plats and ar subject to variation in size according to section size and configuration.

.....

"IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 9, 2000, AS FILE NO. 248929, RECORDED IN THE OFFICIAL RECORDS Continued on next page

OF LYON COUNTY, STATE OF NEVADA."

ASSESSOR PARCEL NO,'S 12-471-13 TO 34, 36, 37, 38, 40, 41, 42, 44, 45, 49, 51, 52, 53, 55, 56, 58, 60, 61, 62, 80, 82 THRU 93

273005

UFFICIAL RECORDS LYGN COUNTY, NEV. RECORD REQUESTED BY

STEWART TITLE OF DOUGLES CO.

02 FEB 28 PM 1: 24

MARY C. HILLIGAN COUNTY RECORDER

-12-

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s):				RS OPTIONAL USE O	
	a) APN 12-471-13	····	Docu	unent/Instrume	nt No.: 273005	<u> </u>
	b) 12-471-14 TO 34, 3	<u>6, 37, 38, 4</u> 0	, 41, 42, 4	4, 45,	Page:	
	b) 12-471-14 TO 34, 3 c) 12-471-49, 51, 53,	<u>55, 56, 58,</u>	60, 61, 62,	··		
	d) 80, 82 THRU 93		Date	of Recording:	2-28-02	
			37			
2.	Type of Property:	•	Note	s:		
	a) Vacant Land	b) Single Fan	nily Res.			
	c) Condo/Townhouse	d) 2-4 Plex	· —		 	
	e) Apartment Bldg.	f)Comm'l/in	d'1			
	g) Agricultural	h) Mobile Ho	me			
	i) Other: WATER RIGHTS					
		Ž4				
3.	Total Value/Sales Price of Property	.3° D *		•		
				<u> </u>		
	Deed in Lieu of Foreclosure Only	(Value of Property)		•		
	Door in Late of Postobald Olay,	(value of a topetty)		Ψ		
	Transfer Tax Value			¢	0.00	
	Thurster Tax Value			Ψ	0.00	
	Real Property Transfer Tax Due:			•	0.00	
	Real Property Transfer Tax Duc.		In	-	0.00	
4	If Exemption Claimed:		· •			
7,	n mompron cramos.					
	a. Transfer Tax Exemption, per N	RS 375 000 Section	્ર			
		100 010.000, DOMIOH	1.6			
	b. Explain Reason for Exemption:	WATED DIGUT	ONT V (TEANE)	שאי ססס	מ נומונות משיים מדגם	ממס
	RECORDED CONCURREN			COK IAA	PAID INKOUGH D	<u> EED</u>
	ICECORDED CONCORREN	THI / STATE OF / 2000	7	· <u> </u>		
5	Partial Interest: Percentage being (transferred.		æ i		
J.	Tattiat interest. Tercentage cemig (Handletted.		- 7 .		
ፐክ	e undersigned declares and acknowl	edges under sensity of	्राः Literment services f	: ~ NTDC 275 ()	(A and NDC 275 110 4b.	
inf	formation provided is correct to the	best of their information	r perjury, pursuant t	0 NES 3/3.0	libu dominio 5/5,110, (II)	ff (TDE)
سبر آوی	lled upon to substantiate the informa	tion provided berein	n and vener, and car Posthermore, the dis	n oo subboure	opy documentation if	_
oui ori	her determination of additional tax d	kion provided netem. I	ruimeimoie, une un	earrowante ot	any claimed exemption o	or .
D.	respond to NDS 375.430, the Proven	uc, may result in a pen-	any or 10 % or me o	ay one bins m	icical at 1 % per month.	
	ursuant to NRS 375-930, the Buyer	and series small he lo	mily and severally	MADIE IOL ST	and an interior of the town	ea
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Ωų	gnature		· · · · · · · · · · · · · · · · · · ·	_Capacity:		
	SELLER (GRANTOR) IN	JEAN ATTAN	DIT		NTEE) INFORMA'	ETCONT
	•	IPORMATION	DU:	ener) mai		IIVN
D-i		(required) ut Name: WALKER RIVER LAND CORP.				7.5
	idress: 665 SIMONDS ROAL	Print Name				
				P. O. B		
Cil	ty/State/Zip: <u>WILLIAMSTOWN</u>	, MA 01267	City/State/	Zip: <u>COLL</u>	EYVILLE, TX 76	034
	COMPANY/PERCONDE					
	COMPANY/PERSON RE	MORSTING KEC	OKDING (requin	ed if not the S	eller or Buyer)	
_		m n on sever		_		
		TLE OF DOUGLAS	S COUNTY	_ Escrov	No.: 02070061	<u> </u>
		CERNE				
CI(ty/State/Zip: MINDEN, NV	. 89423				

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Case 3:73-cv-00128-MMD-CSD Document 880 Filed 02/14/2017 Page 117 of 1

WHEN RECORDED, MAIL TO:

R.P.T.T. \$___-0-_#3

Paid on prior deed

Mark S. Mahan P. O. Box 278 Colleyville, TX 76034

APN: 12-471-13 through 12-471-34; 12-471-36; 12-471-37; 12-471-38; 12-471-40; 12-471-41; 12-471-42; 12-471-44; 12-471-45; 12-471-49; 12-471-51; 12-471-52; 12-471-53; 12-471-55; 12-471-56; 12-471-58; 12-471-60; 12-471-61; 12-471-62; 12-471-80; 12-471-82 through 12-471-93

WATER RIGHTS CORRECTION DEED

THIS WATER RIGHTS CORRECTION DEED is made by WALKER RIVER LAND CORP., a Nevada corporation ("Grantor"), to MARK S. MAHAN, an unmarried man ("Grantee"), whose address is P. O. Box 278, Colleyville, TX 76034, in reference to the following facts and circumstances:

- A. On February 25, 2002, Grantor executed a Water Rights Deed in favor of Grantee which was recorded in Official Records, Lyon County, Nevada, on February 28, 2002, as Document No. 273005.
 - B. The water rights description attached thereto was incorrect.

NOW, THEREFORE, for the purpose of correcting such erroneous water rights description, Grantor for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and its heirs and assigns forever, all those certain water rights described in Exhibit "A" attached and incorporated herein, and appurtenant to the real property described in Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said water and water rights, unto the Grantee, and to its successors and assigns forever.

Dated this 5th day of April, 2002.

• •

WALKER RIVER LAND CORP., a

Nevada corporation

DAN TROMBLEY

Its: Treasurer

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STATE OF _	Massachusett)
)55.
COUNTY O	F Berketine)

This instrument was acknowledged before me on Opril 54, 2002, by Dan Trombley, as Treasurer of Walker River Land Corp., a Nevada corporation.

Notary Public
My Commission Expires: Feb 9, 2007

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EXHIBIT "A" WATER RIGHTS

THOSE CERTAIN surface water rights from the East Walker River which are appurtenant to the real property described in Exhibit "B" attached hereto, (Property) pursuant to Claims 17 & 133 of that certain decree entitled "United States of America, Plaintiff, vs. Walker River Irrigation District, a corporation, et al, Defendants, Case in Equity Document C-125 and consisting of the following:

Surface Water Rights - Parcel B

Claim 133

Delant	050			Days	Ac. Ft. Required				
Priority	CFS	Acres	Duty	Storage	Per Acre	Total			
1862	0.8128	50.80	4.2768						
1865	0.3248	20.30							
1890	0.4880	30.50		30	0.9504	28.99			
Newland		280.40		65	2.0592	577.40			
Totals	1.6256	382.00		l.	<u> </u>	606.39			

Claim 17

				Days	Ac. Ft. Re	quired
Priority	CFS	Acres	Duty	Storage	Per Acre	Total
1867	0.0088	0.55	4.2768			
1875	0.0304	1.90		8	0.2534	0.48
1879	0.0400	2.50		22	0.6970	1.74
1885	0.1976	12.35		29	0.9187	11.35
1890	0.0496	3.10		30	0.9504	2.95
1895	0.0688	4.30		32	1.0138	4.36
Newland		33.30		65	2.0592	68.57
Totals	0.3952	58.00		<u> </u>		89.45

Surface Water Rights - Parcel C

Claim 133

				Days	Ac. Ft. Re	equired
Priority	CFS	Acres	Duty	Storage	Per Acre	Total
1862	0.4528	28.30	4.2768			
1865	0.1808	11.30				
1890	0.2720	17.00		30	0.9504	16.16
Newland		156.40		65	2.0592	322.06
Totals	0.9056	213.00				338.22

Claim 17

				Days	Ac. Ft. Re	equired
Priority	CFS	Acres	Duty	Storage	Per Acre	Total
1867	0.0328	2.05	4.2768			
1875	0.1120	7.00		8	0.2534	1.77
1879	0.1440	9.00		22	0.6970	6.27
1885	0.7248	45.30		29	0.9187	41.62
1890	0.1824	11.40		30	0.9504	10.83
1895	0.2536	15.85		32	1.0138	16.07
Newland		122.40		65	2.0592	252.05
Totals	1.4496	213.00				328.61

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EXHIBIT "A" WATER RIGHTS

Surface Water Rights - Parcel D

Claim 133

				Days	Ac. Ft. Required		
Priority	CFS	Acres	Duty	Storage	Per Acre	Total	
1862	0.9000	56.25	4.2768			-	
1865	0.3600	22.50		Î			
1890	0.5400	33.75		30	0.9504	32.08	
Newland		310.50		65	2.0592	639.38	
Totals	1.8000	423.00				671.46	

Surface Water Rights - Parcel E

Claim 133

,	Ac. Ft. Re	t. Required				
Priority	CFS	Acres	Duty	Storage	Per Acre	Total
1862	0.6424	40.15	4.2768			
1865	0.2568	16.05				
1890	0.3856	24.10		30	0.9504	22.90
Newland		181.70		65	2.0592	374.16
Totals	1.2848	262.00				397.06

Claim 17

				Days	Ac. Ft. Re	equired
Priority	CFS	Acres	Duty	Storage	Per Acre	Total
1867	0.0520	3.25	4.2768			
1875	0.1784	11.15		8	0.2534	2.83
1879	0.2304	14.40		22	0.6970	10.04
1885	1.1512	71.95		29	0.9187	66.10
1890	0.2880	18.00		30	0.9504	17.11
1895	0.4024	25.15		32	1.0138	25.50
Newland	-	194.10		65	2.0592	399.69
Totals	2.3024	338.00				521.26

The total acreage irrigated listed above is not to exceed 1889 acres.

ALONG WITH a portion of Permit 25017, Certificate 8860 issued to the Walker River Irrigation District for flood and excess waters to the extent it is appurtenant to the above described 1889 acres.

Together with a portion of the supplemental underground water rights under Permits 49274, 49276, 49277 and 49278 consisting of a pro-rata portion of the diversion rate of each permit and having a total combined duty of 7556 acre-feet per season. Said underground water rights are appurtenant to that same 1889 acres of land irrigated from the East Walker River by the surface sources described above.

Excluding therefrom, any and all water and water rights from any and all sources over and above those specifically described above.

EXHIBIT "B" - TO WATER RIGHTS DEED PROPERTY LEGAL DESCRIPTION

Metes and bounds description prepared by Stewart Title of Douglas County, 1650 N. Lucerne, Minden, NV 89423, as shown on preliminary title report, Order No. 02010063MM, dated as of January 14, 2002, at 7:30 a.m.

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

The land referred to herein is situated in the State of Nevada, County of LYON, described as follows:

PARCEL 1: NW 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-13

PARCEL 2 : SW 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-14

PARCEL 3 : NW 1/4 of SW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-15

PARCEL 4 : SW 1/4 of SW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-16

PARCEL 5 : SW 1/4 of SE 1/4 of Section 25, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-17

PARCEL 6 : SE 1/4 of SW 1/4 of Section 25, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-18

PARCEL 7 : SE 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M. : E 1/2 of SW 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-19

PARCEL 8 : NE 1/4 of NW 1/4 of Section 36, T 11 N., R 26 E., Continued on next page M.D.B. & M.

: W 1/2 of NE 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-20

PARCEL 9 : W 1/2 of SE 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-21

PARCEL 10 : NE 1/4 of NE 1/4 (LOT 1) of Section 1, T 10 N., R 26 E.,

M.D.B. & M.

Assessor's Parcel No. 12-471-22

PARCEL 11: E 1/2 of NE 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-23

PARCEL 12: E 1/2 of SE 1/4 of Section 36, T 11 N., R 26 E., M.D.B. & M.

Assessor's Parcel No. 12-471-24

PARCEL 13: NW 1.4 of NW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-25

PARCEL 14: SW 1/4 of NW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-26

PARCEL 15: NW 1/4 of SW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-27

PARCEL 16: SW 1/4 of NW 1/4 of Section 31, T 11 N., R 27 E., M.D.B. & M.

PARCEL 17: SW 1/4 (LOTS 3,4,5) of Section 31, T 11 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-29

PARCEL 18: SE 1/4 of NW 1/4 of Section 6, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-30

PARCEL 19: NE 1/4 of SW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-31

PARCEL 20: SE 1/4 of SW 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-32

PARCEL 21: NE 1/4 of NW1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M. W 1/2 of NE 1/4 (LOTS 2,3) of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-33

PARCEL 22: NW 1/4 of SE 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-34

PARCEL 23: NW 1/4 of NE 1/4 of Section 7, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-36

PARCEL 24: E 1/2 of NE 1/4 of Section 6, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-37

PARCEL 25: NE 1/4 of SE 1/4 of Section 6, T 10 N., R 27 E.,
Continued on next page

M.D.B. & M.

Assessor's Parcel No. 12-471-38

PARCEL 26: SE 1/4 of NE 1/4 of Section 7, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-40

PARCEL 27: NE 1/4 of SE 1/4 (LOT 5) of Section 7, T 10 N., R 27 E.,
M.D.B. & M.

Assessor's Parcel No. 12-471-41

PARCEL 28: NW 1/4 of SW 1/4 of Section 5, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-42

PARCEL 29: SW 1/4 of NW 1/4 of Section 8, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-44

PARCEL 30: W 1/2 of SW 1/4 of Section 8, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-45

PARCEL 31: SE 1/4 of NW 1/4 of Section 8, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-49

PARCEL 32: SE 1/4 of NW /14 of Section 17, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-51

PARCEL 33: NW 1/4 of NE 1/4 of Section 8, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-52

PARCEL 34: SW 1/4 of NE 1/4 of Section 8, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-53

PARCEL 35: NW 1/4 of SE 1/4 of Section 17, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-55

PARCEL 36: SW 1/4 of SE 1/4 of Section 17, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-56

PARCEL 37: SW 1/4 of SW 1/4 of Section 9, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-58

PARCEL 38: SW 1/4 of NW 1/4 of Section 16, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-60

PARCEL 39: NW 1/4 of SW 1/4 of Section 16, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-61

PARCEL 40: NE 1/4 of SW 1/4 of Section 16, T 10 N., R 27 E., M.D.B. & M.

Assessor's Parcel No. 12-471-62

PARCEL 41: That portion of the Southeast 1/4 of Section 26, T 11 N.,

R 26 E., M.D.B. & M. in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the Section corner common to 25, 26, 35, & 36 as shown on Record of Survey No.22361, thence through the following courses:

- 1. North 89°29'06" west, 1315.26 feet;
- 2. North 00°43'26" East, 1553.45 feet; Continued on next page

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- 3. South 89°58'21" East, 1330.44 feet;
- 4. South 01°16'35" West, 1564.90 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-80

PARCEL 42:

That portion of the Southwest 1/4 of Section 25, Township 11 North, Range 26 East, M.D.B. & M., in the County of Lyon, State of Nevada, being more particularly described as follows:

Beginning at the Section corner common to 25, 26, 35, 36 as shown on Record of Survey No. 223861, thence through the following courses;

- North 01°16'35" East, 1564.90 feet;
- South 89°58'21" East, 1314.67 feet;
- 3. South 00°41'41" West, 236.02 feet;
- 4. South 00°41'41" West, 1325.19 feet;
- 5. South 89°52'47" West, 1330.60 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-82

PARCEL 43:

That portion of the SE 1/4 of Section 6, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the Section corner common to 5, 6, 7, 8 as shown on Record of Survey No. 223861, thence through the following courses;

- North 87°37'13" West along said section line 2651.26 feet to the 1/4 corner of said section;
- North 00°09'07" West; 1351.71 feet;
- 3. South 87°37'02" East, 2648.56 feet;
- 4. South 00°16'00" East, 1351.68 feet;

Assessor's Parcel No. 12-471-83

PARCEL 44:

That portion of the NE 1/4 of section 7 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly Continued on next page

described as follows:

Beginning at the section corner common to 5, 6, 7, 8 as shown on Record of Survey No. 223861, thence through the following courses:

- South 55°28'51" East, 643.64 feet; 1.
- North 63°27'29" East, 575.43 feet; ·2.
- South 31°42'47" East, 389.18 feet;
- North 76°48',16" East, 84.72 feet;
- South 01°15'49" East, 969.32 feet; 5.
- 6.
- North 88°26'55" West, 1318.73 feet; 7.
- North 87°43'49" West, 1324.85 feet; North 01°31'14" West, 1355.78 feet;
- South 87°37'13" East, 1325.63 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-84

PARCEL 45:

That portion of the SW 1/4 of section 5 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the section corner common to 5, 6, 7, 8 as shown on Record of Survey No. 223861, thence through the following courses;

- North 00°16'00" West, 1351.68 feet; 1.
- South 87°33'24" East, 1325.29 feet;
- South 00°16'09" East, 1714.62; 3.
- South 76°48'16" West, 84.72 feet; 4.
- North 31°42'47" West, 389.18 feet;
- South 63°27'29" West, 575.43 feet;
- North 55°28'51" West, 643.64 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-85

PARCEL 46:

That portion of the NW. 1/4 of section 17, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, state of Nevada, more particularly described as follows:

Beginning at a brass cap marking the North West corner of said section 17 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 89°58'28" East, 2601.33 feet to the 1/4 corner of said section 17;
- 2. South 00°15'26" East, 1324.13 feet;
- 3. North 89°54'14" West, 2607.24 feet;
- 4. North 00°00'05" West, 1320.92 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-86

PARCEL 47:

That portion of the SW 1/4 of section 5 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the South 1/4 corner of said section 5 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 76°48'46" West, 1351.76 feet;
- 2. North 00°16'09" West, 1714.62 feet;
- 3. South 87°33'24" Rast, 1325.29 feet;
- South 00°16'18" East, 1349.65 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-87

PARCEL 48:

That portion of the SW 1/4 of section 5 and that portion of the NW 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at the South 1/4 corner of said section 5 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 01°01'32" East, 1313.38 feet;
- North 88°26'55" West, 1318.73 feet;
- 3. North 01°15'49" West, 969.32 feet;
- 4. North 76°48'46" East, 1351.76 feet to the Continued on next page

TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-88

PARCEL 49:

That portion of the SW 1/4 and that portion of the SE 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the South 1/4 corner of said section 8 as shown on Record of Survey No. 223861, thence through the following courses;

- North 89°58'28" West, 1300.66 feet;
- 2. North 01°16'07" West, 2689.17 feet;
- 3. South 89°18'18" East, 2628.15 feet;
- South 00°41'36" East, 2657.89 feet;
- 5. North 89°58'44" West, 1299.92 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-89

PARCEL 50:

Portions of the W 1/2 of section 17, the SW 1/4 of section 16, the NE 1/4 of section 20, the NW 1/4 of section 21, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the 1/4 corner of section 8, 17 as shown on Record of Survey No. 223861, thence through the following courses;

- South 89°58'44" East, 1299.92 feet;
- South 00°28'15" East, 1325.82 feet;
- 3. North 89°58'36" East, 1304.84 feet;
- 4. South 00°41'03" East, 1330.20 feet to a brass cap marking 1/4 corner of section 16 and 17;
- 5. South 00°42'04" East, 1326.77 feet;
- 6. North 89°52'26" East, 1319.21 feet;
- 7. South 00°40'09" East, 1326.05 feet to the south line of section 16;
- 8. North 89°50'35" East, 539.12 feet;
- 9. South 31°16'32" East, 116.52 feet;
- 10. South 61°51'05" West, 2810.78 feet;

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- 11. North 28°08'55" West, 1610.59 feet to a 5/8" rebar and cap per Record of survey 223861;
- 12. North 00°28'44" West, 2657.63 feet;
- 13. North 89°50'02" West, 1309.83 feet to a 5/8" rebar and cap per Record of Survey No. 223861;
- 14. North 00°15'26" West, 2648.27 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-90

PARCEL 51:

That portion of the SE 1/4 of section 8, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the section corner common to 8, 9, 16, 17 as shown of Record of Survey No. 223861, thence through the following courses;

- 1. North 89°58'44" West, 1299.92 feet;
- North 00°41'36" West, 2657.89 feet;
- 3. South 89°18'18" East, 1315.71 feet to the 1/4 corner common to 8 and 9;
- 4. South 00°21'25" East, 2642.27 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 12-471-91

PARCEL 52:

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That portion of the NE 1/4 of section 17 and that portion of the NW 1/4 of section 16, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the section corner common to 8, 9, 16, 17 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. North 89°49'00" East, 1321.03 feet;
- South 00°39'38" East, 1328.54 feet;
- South 89°58'36" West, 2625.37 feet;
- 4. North 00°28'15" West, 1325.82 feet;
- 5. South 89°58'44" East, 1299.92 feet to the TRUE POINT OF BEGINNING.

PARCEL 53:

That portion of the SW 1/4 and that portion of the SE 1/4 of section 16, Township 10 North, Range 27 East, M.D.B. & M., in the County of Lyon, State of Nevada, more particularly described as follows:

Beginning at a brass cap marking the South 1/4 corner of section 16 as shown on Record of Survey No. 223861, thence through the following courses;

- 1. South 89°50'35" West, 280.58 feet;
- North 00°00'00" East, 203.47 feet to the beginning of a tangent curve concave southwesterly having a radius of 975.00 feet;
- Northwesterly along said curve 572.73 feet through a central angle of 33°39'24";
- 4. North 33°39'24" West, 301.46 feet;
- 5. South 54°50'18" West, 94.13 feet;
- North 82°08'17" West, 104.51 feet;
- 7. South 49°25'19" West, 77.33 feet;
- 8. South 45°06'58" Bast, 574.93 feet;
- 9. South 10°00'55" West, 40.19 feet;
- 10. South 49°02'56" West, 101.05 feet;
- 11. South 07°53'10" West, 64.64 feet;
- 12. South 60°38'16" West, 93.97 feet;
- 13. South 46°43'25" West, 292.70 feet;
- 14. South 31°16'32" East, 97.84 feet;
- 15. South 89°50'35" West, 539.12 feet;
- 16. North 00°40'09" West, 1326.05 feet;
- 17. North 89°52'26" East, 1319.21 feet;
- 18. North 89°52'08" East, 1320.76 feet;
- 19. South 00°33'06" East, 1324.49 feet; 20. South 89°49'59" West, 1318 78 feet.
- 20. South 89°49'59" West, 1318.78 feet; Assessor's Parcel No. 12-471-93

All of the above are as shown on the BLM Master Plats and are subject to variation in size according to section size and configuration.

"IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 9, 2000, AS FILE NO. 248929, RECORDED IN THE OFFICIAL RECORDS Continued on next page

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OF LYON COUNTY, STATE OF NEVADA."

ASSESSOR PARCEL NO,'S 12-471-13 TO 34, 36, 37, 38, 40, 41, 42, 44, 45, 49, 51, 52, 53, 55, 56, 58, 60, 61, 62, 80, 82 THRU 93

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276091

OFFICIAL RECORDS LYON COUNTY, NEV. RECORD REQUESTED BY

Hau, care peek

02 APR 29 PM 4: 27

MARY C. PILLIGAN COUNTY RECORDER

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