ORIGINAL

UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF NEVADA

FILED ✓ ENTERED
RECEIVED SERVED ON COUNSEL/PARTIES OF RECORD
FEB 14 2017
CLERK US DISTRICT COURT DISTRICT OF NEVADA
BY: _____ DEPUTY

UNITED STATES OF AMERICA, Plaintiff, WALKER RIVER PAIUTE TRIBE, Plaintiff-Intervenor, vs. WALKER RIVER IRRIGATION DISTRICT, a corporation, et al., Defendants.	IN EQUITY NO. C-125-RCJ-WGC Subproceeding C-125-C 3:73-cv-00128-RCJ-WGC **DISCLAIMER OF INTEREST IN WATER RIGHTS AND NOTICE OF RELATED INFORMATION AND DOCUMENTATION SUPPORTING DISCLAIMER**
MINERAL COUNTY, Plaintiff-Intervenor, vs. WALKER RIVER IRRIGATION DISTRICT, a corporation, et al., Defendants.	

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:

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

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

E.L.W. Ranches, Inc.
165 West Liberty Street
Reno, NV 89501

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

Calvest Associates
1295 67th Street
Emeryville, CA 94608

Lisa Schirmeister and Joseph W. Johnson
16518 Windsor Avenue
Wittier, CA 90603

John M. Stitt and Julia T. Stitt
580 W. Central Avenue, Suite C
Brea CA 92821

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

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

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

3. Attached to or included with this notice is a copy of the Deed(s).

4. The undersigned acknowledges that any person or entity who files a Disclaimer of Interest in this matter is ultimately responsible for the accuracy of this filing.

Consequently, the undersigned acknowledges that any person or entity who files such notice but, in fact, has water rights subject to this litigation, shall nevertheless be bound by the results of this litigation.

This notice shall be sent to the following:

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 2nd day of FEBRUARY, 2017.

Walker River Land Corp., a Nevada corporation

By: Harry S. Patten

Title: Director/Trustee

Address:

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

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

RPTT-#3

ESCROW NO. ~~99071254~~ 99071243
WHEN RECORDED, MAIL TO:

Michael J. Melarkey, 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 21st day of July, 1999.

WALKER RIVER LAND CORP., a Nevada corporation

By: Marlin R. Kennedy
MARLIN R. KENNEDY
Its: Vice President

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

236754

STATE OF NEVADA)
)ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on July 1, 1999, by Marlin R. Kennedy as Vice President of Walker River Land Corp., a Nevada corporation.

L. HENDRICK
93-2710-5
NOTARY PUBLIC - NEVADA
DOUGLAS COUNTY
My Commission Expires Apr 29, 2001

Notary Public
My Commission Expires: 4-29-01

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

236754

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:

Priority	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 5.2 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 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.

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

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

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 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;

1. 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;

2. South 89° 33' 13" West, 2633.22 feet to a brass cap marking the SW corner of Section 21;

Continued on next page

236754

Order No. 99011343MM

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' 15" East, 93.97 feet;

10. North 07° 53' 10" East, 6[illegible].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

236754

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, 2649.23 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 feet;
8. North 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 NE 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 RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
STEWART TITLE OF Douglas Co.
99 JUL 21 PM 4:48
MARY C. HILLIGAN
COUNTY RECORDER
FEE 13.00 DEP. SM

APN Ptn. 12-471-64; Ptn. 12-471-63 and 66; Ptn. 12-471-67; 12-471-68 thru 72; 12-471-65

DECLARATION OF VALUE

Recording Date 7/21/99 Book _____ Page _____ Instrument # 236754

Full Value of Property Interest Conveyed $ none

Less Assumed Liens & Encumbrances - none

Taxable Value (NRS 375.010, Section 4) $ none

Real Property Transfer Tax Due $ none

If exempt, state reason. NRS 375.090, Section #3 . Explain:

Water rights deed only (transfer tax paid through sale of property in Deed recording concurrently)

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	J. Mayo Signature of Declarant
Name (Please Print)	J. Mayo Name (Please Print)
Address	99071243 Escrow Number
City State Zip	Stewart Title of Douglas County Firm Name
	1650 N. Lucerne Address
	Minden, NV 89423 City State Zip

M

** THIS IS AN UNOFFICIAL COPY ***

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

#3
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 4th day of April, 2002.

WALKER RIVER LAND CORP., a Nevada corporation

By: Dan Trombley
DAN TROMBLEY
Its: Treasurer

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

274870

ODMA\PCDOCS\HLRNODOCS\283594\1

** THIS IS AN UNOFFICIAL COPY ***

STATE OF Massachusetts)
)ss.
COUNTY OF Berkshire)

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

Catherine M Place
Notary Public
My Commission Expires: Feb 9, 2007

SEAL AFFIXED

UNOFFICIAL COPY

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

274870

:ODMA\PCDOCS\HLRNODOCS\283594\1

** THIS IS AN UNOFFICIAL COPY ***

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:

Priority	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.

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

*** THIS IS AN UNOFFICIAL COPY ***

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;

1. 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;

2. South 89° 33′ 13" West, 2633.22 feet to a brass cap marking the SW corner of Section 21;

Continued on next page

~~236754~~

274870

*** THIS IS AN UNOFFICIAL COPY ***

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

~~236754~~

274870

** THIS IS AN UNOFFICIAL COPY ***

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, 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;
6. North 00° 15' 06" West, 1310.58 feet;
7. North 00° 28' 39" West, 2645.34 feet;
8. North 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 NE 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

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED PREVIOUSLY IN DEED # 236754 RECORDED ON JULY 21, 1999 IN LYON COUNTY RECORDS.

236754
OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
STEWART TITLE OF Douglas Co.
99 JUL 21 PM 4:48
MARY C. HILLIGAN
COUNTY RECORDER
FEE 13.00 REP. M

274870

*** THIS IS AN UNOFFICIAL COPY ***

UNOFFICIAL COPY

274870

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
Thiel Engineering
02 APR -8 AM 11:08
MARY C. HALLIGAN
COUNTY RECORDER
FEE 20.00 DEP. MU

Deed for
Lantana Ranch Family Limited Partnership

RPTT-#3

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 29th day of July, 1999.

WALKER RIVER LAND CORP., a Nevada corporation

By: Marlin R. Kennedy
MARLIN R. KENNEDY
Its: Vice President

STATE OF NEVADA)
)ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on July 29, 1999, by Marlin R. Kennedy as Vice President of Walker River Land Corp., a Nevada corporation.

L HENDRICK
93-2710-5
NOTARY PUBLIC - NEVADA
DOUGLAS COUNTY
My appointment expires Apr 29 2001

Notary Public
My Commission Expires: 4-29-01

L. HENDRICK
93-2710-5
NOTARY PUBLIC - NEVADA
DOUGLAS COUNTY
My appointment expires Apr. 29, 2001

1.

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

237213

July 29, 1999 3:44pm

EXHIBIT "A-1"

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

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

237213

ODMA\PCDOCS\HLRNODOCS\1773341
RCH 16341.0010

July 23, 1999 (3:44pm)

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 diversion rate of 0.1149 cfs 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.

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

237213

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

237213

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

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 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" East, 801.86 feet;
7. South 90°00'00" East, 675.83 feet to the TRUE POINT OF BEGINNING.

PARCEL TWO:

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" East, 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

237213

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 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 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

237213

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 DEP. ES

APN PORTION 12-471-05, 06, 07 and 08

DECLARATION OF VALUE

Recording Date 2-30-99 Book _____ Page _____ Instrument # 237213

Full Value of Property Interest Conveyed $ none

Less Assumed Liens & Encumbrances - none

Taxable Value (NRS 375.010, Section 4) $ none

Real Property Transfer Tax Due $ none

If exempt, state reason. NRS 375.090, Section Exempt #3 . Explain:

WATER RIGHTS DEED (TRANSFER TAX PAID THROUGH SALE OF PROPERTY RECORDING CONCURRENTLY)

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	J. Mayo Signature of Declarant
Name (Please Print)	J. Mayo Name (Please Print)
Address	99071101 Escrow Number
City State Zip	Stewart Title of Douglas County Firm Name
	1650 N. Lucerne Address
	Minden, NV 89423 City State Zip

58

** THIS IS AN UNOFFICIAL COPY ***

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

R.P.T.T. $ #3 -0-
paid on prior deed

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

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 4th day of April, 2002.

WALKER RIVER LAND CORP., a Nevada corporation

By: Dan Trombley
DAN TROMBLEY
Its: Treasurer

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

274871

::ODMA\PCDOCS\HLRNODOCS\283598\1

*** THIS IS AN UNOFFICIAL COPY ***

STATE OF Massachusetts)
)ss.
COUNTY OF Berkshire)

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

Catherine M Place
Notary Public
My Commission Expires: Feb 9, 2007

SEAL AFFIXED

UNOFFICIAL COPY

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

274871

:.ODMA\PCDOCS\HLRNODOCS\783598\1

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.

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

274871

** THIS IS AN UNOFFICIAL COPY ***

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.

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

*** THIS IS AN UNOFFICIAL COPY ***

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" East, 801.86 feet;
7. South 90°00'00" East, 675.83 feet to the TRUE POINT OF BEGINNING.

PARCEL TWO:

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" East, 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

274871

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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 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 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 # 237213 RECORDED ON JULY 30, 1979 IN LYON COUNTY RECORDS.

274871

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
Thiel Engineering
02 APR -8 AM 11:11
MARY C. HALLIGAN
COUNTY RECORDER
FEE 19.00 DEP. MC

*** THIS IS AN UNOFFICIAL COPY ***
Case 3:73-cv-00128-RCJ-WGC Document 880 Filed 02/14/17 Page 34 of 132

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 12-471-05
   b) 12-471-06
   c) 12-471-07
   d) 12-471-08

2. Type of Property:
   a) [ ] Vacant Land b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   [X] Other WATER RIGHTS

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #: 274871
Book _____ Page: _____
Date of Recording: 4/8/02
Notes:

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 3
   b. Explain Reason for Exemption: CORRECTION DEED - DOC# 237213

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] Capacity AGENT - GRANTOR
Signature [signature] Capacity AGENT - GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: WALKER RIVER LAND CORP.	Print Name: LANTANA RANCH FAMILY LTD. PARTNERSHIP
Address: 665 SIMMONS RD.	Address: 140 GEARY, 10TH FLOOR
City: WILLIAMSTOWN	City: SAN FRANCISCO
State: MASS Zip: 01267	State: CA Zip: 94108

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
Print Name: GREGORY M. BILYEU Escrow #
Address: 500 DAMONTE RANCH PKWY, SUITE 1036
City: RENO State: NV Zip: 89511

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

Deed for
Calvest Associates

ESCROW NO. 99071220
WHEN RECORDED, MAIL TO:

Calvest Associates
1295 67th Street
Emeryville, CA 94608
Attn: Richard Johnson
RPTT 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 10th day of August, 1999.

WALKER RIVER LAND CORP., a Nevada corporation

By: Jerome LaLonde
JEROME LALONDE
Its: **Vice President**

STATE OF NEVADA)
)ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on Aug. 10, 1999, by Jerome LaLonde as Vice President of Walker River Land Corp., a Nevada corporation.

L. HENDRICK
93-2710-6
NOTARY PUBLIC - NEVADA
DOUGLAS COUNTY
My appointment expires Apr. 29, 2001

L Hendrick
Notary Public
My Commission Expires: 4-29-01

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

238538

OUMA\PCDOCS\HLRNODOCS\176898\2
rch\14644\0010

August 5, 1999 (4:54pm)

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

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

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

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

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

238538

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
STEWART TITLE OF C C
99 SEP -1 PM 4:43
MARY C. KILLIGAN
COUNTY RECORDER
FEE 10 PER. ES

STEWART TITLE
Guaranty Company

DECLARATION OF VALUE

...g Date 9/1/99 Book _____ Page _____ Instrument # 238538

Full Value of Property Interest Conveyed $ 0

Less Assumed Liens & Encumbrances $ 0

Taxable Value (NRS 375.010, Section 4) $ 0

Real Property Transfer Tax Due $ 0

If exempt, state reason. NRS 375.090, Section _____. Explain:

This water rights Deed is recording Concurrently with the Sale of Real Property on Which transfer tax is Being Paid. Doc # 23853

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	99071220 Escrow Number
_____ City State Zip	STEWART TITLE OF DOUGLAS COUNTY Firm Name
	PO BOX 1029 Address
	MINDEN, NV 89423 City State Zip

Ed

*** THIS IS AN UNOFFICIAL COPY ***

99071220
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 13th 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.

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

268303

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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

By: Paula McCarthy

Its: Secretary

"Grantor"

CALVEST ASSOCIATES, a Nevada corporation

By: RICHARD JOHNSON

Its: Secretary / Treasurer

"Grantee"

STATE OF ~~NEVADA~~ Massachusetts)
) ss.
COUNTY OF Berkshire)

This instrument was acknowledged before me on 26th of April, 2001, by Paula McCarthy as Secretary of Walker River Land Corp., a Nevada corporation.

Notary Public
My Commission Expires: February 12, 2004

STATE OF NEVADA)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2001, by _____ _____ as _____ of Calvest Associates, a Nevada corporation.

Notary Public
My Commission Expires: _____

SEAL AFFIXED

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

268303

::ODMA\PCDOCS\HLRNODOCS\2097862

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Contra Costa } ss.

On April 13 2001 (Date), before me, Jacquie Case Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),
personally appeared Richard Johnson (Name(s) of Signer(s)),

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

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

JACQUIE CASE
COMM. 1286931
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
My Comm. Expires Dec. 10, 2004

WITNESS my hand and official seal.

Jacquie Case
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document
Title or Type of Document: Water Rights Correction Deed
Document Date: 4-13-01 Number of Pages: 2
Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer
Signer's Name: Richard Johnson
☐ Individual
☒ Corporate Officer — Title(s): Secretary/Treasurer
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing: Callwest Associates Inc.

Top of thumb here

© 1997 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 Prod. No. 5907 Reorder: Call Toll-Free 1-800-876-6827

*** THIS IS AN UNOFFICIAL COPY ***

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 0.167 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.

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

*** THIS IS AN UNOFFICIAL COPY ***

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

[Attached]

Unofficial Copy

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

::ODMA\PCDOCS\HLRNODOCS\2097862

*** THIS IS AN UNOFFICIAL COPY ***

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

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
STEWART TITLE OF Douglas Co.
01 NOV -8 PM 3:30
MARY C. MILLIGAN
COUNTY RECORDER
FEE 19.00 BEP. SN

STEWART TITLE
Guaranty Company

THIS IS AN UNOFFICIAL COPY ***

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s):
   a) PTN. 12-471-05
   b) PTN. 12-471-06
   c) _____
   d) _____

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument No.: 268303
Book: _____ Page: _____
Date of Recording: 11/8/01
Notes: _____

2. Type of Property:
   a) XX Vacant Land b) ____ Single Family Res.
   c) ____ Condo/Townhouse d) ____ 2-4 Plex
   e) ____ Apartment Bldg. f) ____ Comm'l/Ind'l
   g) ____ Agricultural h) ____ Mobile Home
   i) Other: _____

3. Total Value/Sales Price of Property $ 0.00

   Deed in Lieu of Foreclosure Only (Value of Property) $ _____

   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: 3

   b. Explain Reason for Exemption: WATER RIGHTS CORRECTORY DEED. TRANSFER TAX WAS PAID AT TIME OF SALE ON 9/1/99, AS DOCUMENT NO. 238537.

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [signature] Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(required)
Print Name: WALKER RIVER LAND CORP.
Address: 665 SIMONDS ROAD
City/State/Zip: WILLIAMSTOWN, MA 01267

BUYER (GRANTEE) INFORMATION
(required)
Print Name: CALVEST ASSOCIATES
Address: 1295 67TH ST.
City/State/Zip: EMERYVILLE, CA 94608

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF DOUGLAS COUNTY Escrow No.: 99071220
Address: 1650 N. LUCERNE
City/State/Zip: MINDEN, NV 89423

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

*** THIS IS AN UNOFFICIAL COPY ***

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 4th day of April, 2002.

WALKER RIVER LAND CORP., a Nevada corporation

By: Dan Trombley
DAN TROMBLEY
Its: Treasurer

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

274869

::ODMA\PCDOCS\HLRNODOCS\283777\1

*** THIS IS AN UNOFFICIAL COPY ***

STATE OF Massachusetts)
)ss.
COUNTY OF Berkshire)

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

Catherine M Place
Notary Public
My Commission Expires: Feb 9, 2007

SEAL AFFIXED

Unofficial Copy

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

274869

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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:

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.

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

*** THIS IS AN UNOFFICIAL COPY ***

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°33'12" 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 # 268303 RECORDED ON November 8, 2001 IN LYON COUNTY RECORDS.

274869

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
Thiel Engineering
02 APR -8 AM 11:05
MARY C. MILLIGAN
COUNTY RECORDER
FEE 17.00 DEP. MM

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

:ODMA\PCDOCS\HLRNODOCS\283777\1

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 12-471-05 & 06 (PORTION)
   b)
   c)
   d)

2. Type of Property:
   a) [ ] Vacant Land b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   [X] Other WATER RIGHTS

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #: 274869
Book: Page:
Date of Recording: 4/8/02
Notes:

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 3
   b. Explain Reason for Exemption: CORRECTION DEED - DOC# 238538 & 288303

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] Capacity AGENT - GRANTOR
Signature [signature] Capacity AGENT - GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: WALKER RIVER LAND CORP.	Print Name: CALWEST ASSOCIATES
Address: 665 SIMONDS RD.	Address: 1295 67TH ST.
City: WILLIAMSTOWN	City: EMERYVILLE
State: MASS Zip: 01267	State: CA Zip: 94608

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
Print Name: GREGORY M. BILYEU Escrow #
Address: 500 DAYMONDE RANCH PKWY SUITE 1056
City: RENO State: NV Zip: 89511

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

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

R.P.T.T.
None
Exempt #3
Pd on 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

By: Jerome L. LaLonde
JEROME L. LALONDE
Its: **Vice President**

STATE OF NEVADA)
COUNTY OF ~~LYON~~ Douglas)ss.
)

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

L. HENDRICK
93-2710-5
NOTARY PUBLIC - NEVADA
DOUGLAS COUNTY
My appointment expires Apr. 29, 2001

L Hendrick
Notary Public
My Commission Expires: 4-29-01

1.

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

239570

..ODMA\PCDOCS\HLRNODOCS\181765\1
rdh\14064\0010

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 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.

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

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

239570

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

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, NEV.
RECORD REQUESTED BY
STEWART TITLE OF D. C.
99 SEP 28 PM 3:56
MARY C. MULLIGAN
COUNTY RECORDER
FEE 10.00 DEP. Dee

STEWART TITLE
Guaranty Company

APN 12-471-79

DECLARATION OF VALUE

Recording Date 9-29-99 Book _____ Page _____ Instrument # 239570

Full Value of Property Interest Conveyed	$	none
Less Assumed Liens & Encumbrances	-	none
Taxable Value (NRS 375.010, Section 4)	$	none
Real Property Transfer Tax Due	$	none

If exempt, state reason. NRS 375.090, Section Exempt #3. Explain:
Consideration for water rights was included in the sale of the property, which deed is recording concurrently. Doc# 239569

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Signature of Declarant

Name (Please Print)

Address

City State Zip

ESCROW HOLDER

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)

99071722
Escrow Number

Stewart Title of Douglas County
Firm Name

1650 N. Lucerne
Address

Minden, NV 89423
City State Zip

Dw

*** THIS IS AN UNOFFICIAL COPY ***

APN: 12-471-79
WHEN RECORDED, MAIL TO:
Lisa A. Schirmeister
Joseph W. Johnson
16518 Windsor Avenue
Wittier, CA 90603

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 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 4th day of April, 2002.

WALKER RIVER LAND CORP., a Nevada corporation

By: Dan Trombley
DAN TROMBLEY
Its: Treasurer

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

274875

..ODMA\PCDOCS\HLRNODOCS\283995\1

*** THIS IS AN UNOFFICIAL COPY ***

STATE OF Massachusetts
)ss.
COUNTY OF Berkshire)

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

Catherine M Place
Notary Public
My Commission Expires: Feb 9, 2007

SEAL AFFIXED

274875

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

ODMA\PCDOCS\HLRNODOCS\283595\1

*** THIS IS AN UNOFFICIAL COPY ***

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.

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

:ODMA\PCDOCS\HLRNODOCS\283595\1

*** THIS IS AN UNOFFICIAL COPY ***

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 # 239570 RECORDED ON SEPTEMBER 28, 1999 IN LYON COUNTY RECORDS.

239570
OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
STEWART TITLE OF D.C.
99 SEP 28 PM 3:56
MARY C. MILLIGAN
COUNTY RECORDER
FEE 10.00 DEP. DW

274875
OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
Thiel Engineering
02 APR -8 AM 11:20
MARY C. MILLIGAN
COUNTY RECORDER
FEE 17.00 DEP. ML

*** THIS IS AN UNOFFICIAL COPY ***

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 12-471-79
   b)
   c)
   d)

2. Type of Property:
   a) [ ] Vacant Land b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   [X] Other WATER RIGHTS

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #: 274875
Book ____ Page: ____
Date of Recording: 4/8/02
Notes:

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 3
   b. Explain Reason for Exemption: CORRECTION DEED DOC# 239570

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] Capacity AGENT - GRANTEE
Signature [signature] Capacity AGENT - GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: WALKER RIVER LAND CORP.	Print Name: LISA SCHIRMEISTER & JOSEPH W. JOHNSON
Address: 665 SIMONDS RD.	Address: 16618 WINDSOR AVE.
City: WILLIAMSTOWN	City: WHITTIER
State: MASS Zip: 01267	State: CA Zip: 90603

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
Print Name: GREGORY M. BILYEU Escrow #
Address: 500 DAMONTE RANCH PKWY, SUITE 105E
City: RENO State: NV Zip: 89511

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

Deed for
John M. Stitt and Julia T. Stitt

APN: 12-471-81
Escrow No. 99072095
WHEN RECORDED, MAIL TO:

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

S none/~~exempt #3~~
R.P.T.T.
Rd. on previous Deed.

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~~ November, 1999.

WALKER RIVER LAND CORP., a Nevada corporation

By: [signature]
JEROME J. LALONDE
Its: **Vice President**

STATE OF NEVADA)
)ss.
COUNTY OF LYON)

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

[signature]
Notary Public
My Commission Expires: 2/18/02

MINDI S. GATTEN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No. 94-3595 - Expires February 18, 2002

241167

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

OIPMA\PUBLIC\HI RNDDOC\197322\3
RCH 14044 0010

October 21, 1999 11:02am

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 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.

241167

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

ODMA PCDOCS HLRNODOCS 187322 3
RCH 14044.0010

October 21, 1999 11:02am

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

241167

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

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;
5. South 89° 27' 54" East, 1340.89 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 12-471-81

241167

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
STEWART TITLE OF Douglas Co.
99 NOV -8 PM 4:41
MARY C. HILLIGAN
COUNTY RECORDER
FEE 10.00 DEP.

STEWART TITLE
Guaranty Company

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s):
   a) 12-471-81
   b) _____
   c) _____
   d) _____

2. Type of Property:
   a) XX Vacant Land b) ____ Single Family Res.
   c) ____ Condo/Townhouse d) ____ 2-4 Plex
   e) ____ Apartment Bldg. f) ____ Comm'l/Ind'l
   g) ____ Agricultural h) ____ Mobile Home
   i) Other: _____

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument No.: 241167
Book: _____ Page: _____
Date of Recording: 11/8/99
Notes: _____

3. Total Value/Sales Price of Property $ 0.00

   Deduct Assumed Liens and/or Encumbrances: $(_____)

   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: EE

   b. Explain Reason for Exemption: WATER RIGHTS DEED INCLUDED IN SALE OF REAL PROPERTY IN WHICH TRANSFER TAX PAID on previous Deed

5. Partial Interest: Percentage being transferred: 100 %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
Seller Signature: _____	Buyer Signature: _____
Print Name: WALKER RIVER LAND CORP.,	Print Name: JOHN M. STITT
Address: 100 WEST LIBERTY STREET	Address: 2025 RANCH HILL DRIVE
City/State/Zip: RENO, NV 89505	City/State/Zip: LA HABRA HEIGHTS, CA 90631
Telephone: _____	Telephone: _____
Capacity: _____	Capacity: _____

COMPANY REQUESTING RECORDING

Company Name: STEWART TITLE OF DOUGLAS COUNTY Escrow No.: 99072095

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

** THIS IS AN UNOFFICIAL COPY ***

APN: 12-471-81
WHEN RECORDED, MAIL TO:
John M. Stitt and Julia Stitt
580 W. Central Avenue, Suite C,
Brea California 92821

R.P.T.T. $3.00
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 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 4th day of April, 2002.

WALKER RIVER LAND CORP., a Nevada corporation

By: Dan Trombley
DAN TROMBLEY
Its: Treasurer

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

274874

: ODMA\PCDOCS\HLRNODOCS\283997\1

** THIS IS AN UNOFFICIAL COPY ***

STATE OF Massachusetts)
)ss.
COUNTY OF Berkshire)

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

Catherine M Place
Notary Public
My Commission Expires: Feb 9, 2007

SEAL AFFIXED

UNOFFICIAL COPY

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

274874

. ODMA\PCDOCS\HLRNODOCS\283597\1

*** THIS IS AN UNOFFICIAL COPY ***

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 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.

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

274874

*** THIS IS AN UNOFFICIAL COPY ***

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" 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;
5. South 89° 27' 54" East, 1340.89 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 12-471-81

PER NRS 111.312, THE LEGAL DESCRIPTION APPEARED PREVIOUSLY IN DEED # 241167 RECORDED ON November 8, 1999 IN LYON COUNTY RECORDS.

241167
OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
STEWART TITLE OF
99 NOV -8 PM 4:41
MARY C. HILLIGAN
COUNTY RECORDER
FEE ____ DEP. ____

274874
OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
Thiel Engineering
02 APR -8 AM 11:18
MARY C. HILLIGAN
COUNTY RECORDER
FEE 17.00 DEP. MC

STEWART TITLE
Guaranty Company

*** THIS IS AN UNOFFICIAL COPY ***

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 12-471-81
   b)
   c)
   d)

2. Type of Property:
   a) [ ] Vacant Land b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   [X] Other WATER RIGHTS

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #: 274874
Book ____ Page: ____
Date of Recording: 4/8/02
Notes:

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 3
   b. Explain Reason for Exemption: CORRECTION DEED - DOC # 241167

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] Capacity AGENT - GRANTOR
Signature [signature] Capacity AGENT - GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: WALKER RIVER LAND CORP.	Print Name: JOHN M STITT & JULIA STITT
Address: 665 SIMONS RD.	Address: 580 W. CENTRAL AVE., STE C
City: WILLIAMSTOWN	City: BREA
State: MASS Zip: 01267	State: CA Zip: 92821

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
Print Name: GREGORY M. BILYEU Escrow #
Address: 500 DAMONTE RANCH PKWY SUITE 1056
City: RENO State: NV Zip: 89511

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

Deed for
George L'Abbe

ESCROW NO. 99072112
WHEN RECORDED, MAIL TO:

$ None, Exempt #3
R.P.T.T.
Pd on # 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

By: Jerome J. LaLonde
JEROME J. LALONDE
Its: **Vice President**

STATE OF NEVADA)
)ss.
COUNTY OF ~~LYON~~ DOUGLAS)

This instrument was acknowledged before me on November 8, 1999, by Jerome J. LaLonde, as Vice President of Walker River Land Corp., a Nevada corporation.

L. HENDRICK
93-2710-5
NOTARY PUBLIC - NEVADA
DOUGLAS COUNTY
My appointment expires Apr. 29, 2001

L. Hendrick
Notary Public
My Commission Expires: 4-29-01

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

241208

ODMA\PCDOCS\HERNODOCS\187311.2
rck\14044.0000

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 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.

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.

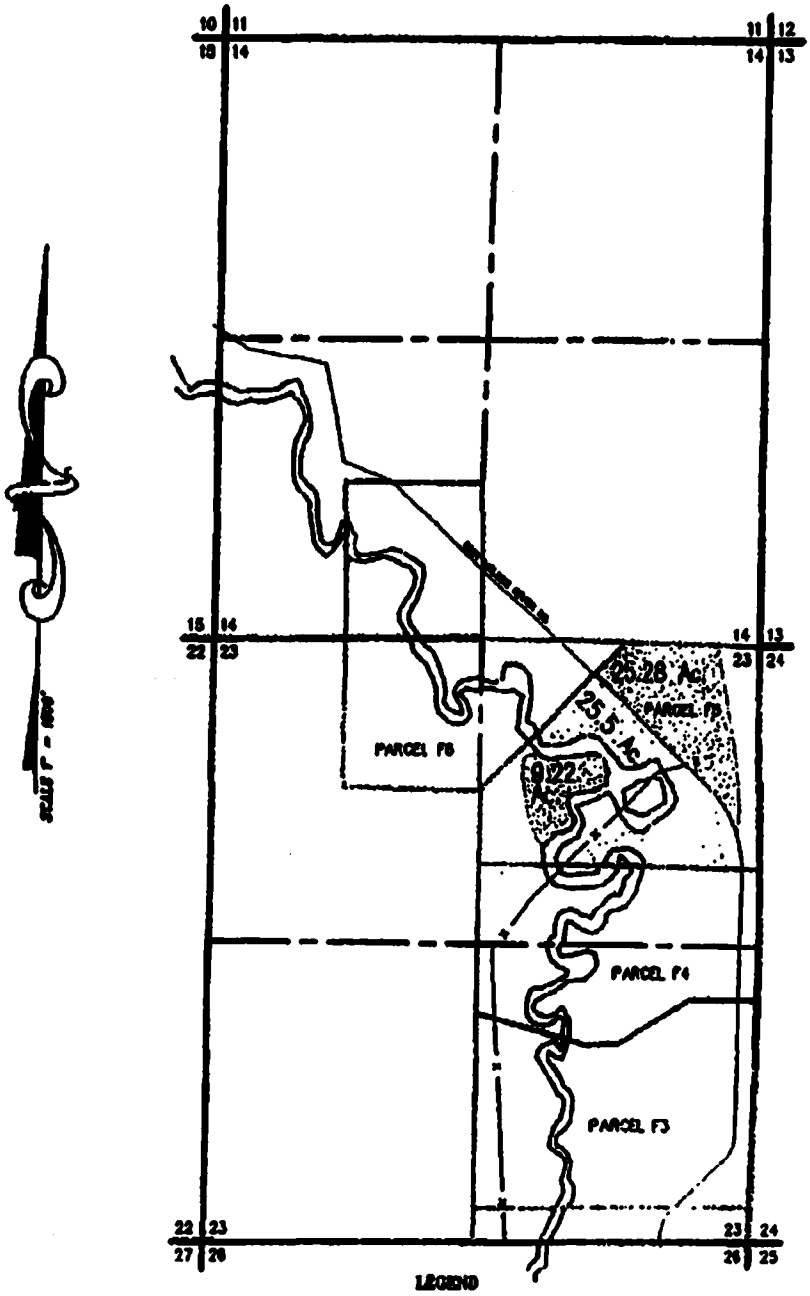
EXCLUDING THEREFROM, any and all water and water rights from any and all sources over and above those specifically described above.

241208

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

CUTLER RANCH PARCEL F5

MAP SHOWING LOCATION OF DECREED AND NEWLAND WATER



THIEL ENGINEERING CONSULTANTS

NOTE: THE AREA DELINEATED AS IRRIGATED UNDER THE DECREED AND NEWLAND RIGHTS IS BASED ON A REVIEW OF HISTORICAL MAPS, EXISTING FIELDS & TOPOGRAPHIC CONTRAINTS.

EXHIBIT "A-1"

241208

EXHIBIT "B"

PROPERTY LEGAL DESCRIPTION

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

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;

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

241208

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
STEWART TITLE OF DOUGLAS CO.
99 NOV -9 PM 4:29
MARY C. MILLIGAN
COUNTY RECORDER
FEE 12.00 DEP. ES

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s):
   a) 12-471-74
   b) _____
   c) _____
   d) _____

2. Type of Property:
   a) XX Vacant Land b) ____ Single Family Res.
   c) ____ Condo/Townhouse d) ____ 2-4 Plex
   e) ____ Apartment Bldg. f) ____ Comm'l/Ind'l
   g) ____ Agricultural h) ____ Mobile Home
   i) Other: _____

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument No.: 241208
Book: _____ Page: _____
Date of Recording: 11-9-99
Notes: _____

3. Total Value/Sales Price of Property $ 0.00
   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: #3
   b. Explain Reason for Exemption: Water rights being conveyed concurrently with sale of property. Transfer tax paid through concurrent deed.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
Seller Signature: [signature]	Buyer Signature: [signature]
Print Name: WALKER RIVER LAND CORP.	Print Name: GEORGE A. L'ABBE
Address: 665 SIMONDS ROAD	Address: P. O. BOX 20105
City/State/Zip: WILLIAMSTOWN, MA 01267	City/State/Zip: CARSON CITY, NV 89721
Telephone:	Telephone:
Capacity:	Capacity:

COMPANY REQUESTING RECORDING

Company Name: STEWART TITLE OF DOUGLAS COUNTY Escrow No.: 99072112

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

*** THIS IS AN UNOFFICIAL COPY ***

APN: 12-471-74
WHEN RECORDED, MAIL TO:
George L'Abbe
P. O. Box 20105,
Carson City, NV 89721

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 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 4th day of April, 2002.

WALKER RIVER LAND CORP., a Nevada corporation

By: Dan Trombley
DAN TROMBLEY
Its: Treasurer

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

274872

:ODMA\PCDOCS\HLRNODOCS\283999\1

*** THIS IS AN UNOFFICIAL COPY ***

STATE OF Massachusetts)
)ss.
COUNTY OF Berkshire)

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

Catherine M Place
Notary Public
My Commission Expires: Feb 9, 2007

SEAL AFFIXED

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

274872

ODMA\PCDOCS\HLRNODOCS\283599\1

*** THIS IS AN UNOFFICIAL COPY ***

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

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

274872

*** THIS IS AN UNOFFICIAL COPY ***

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.

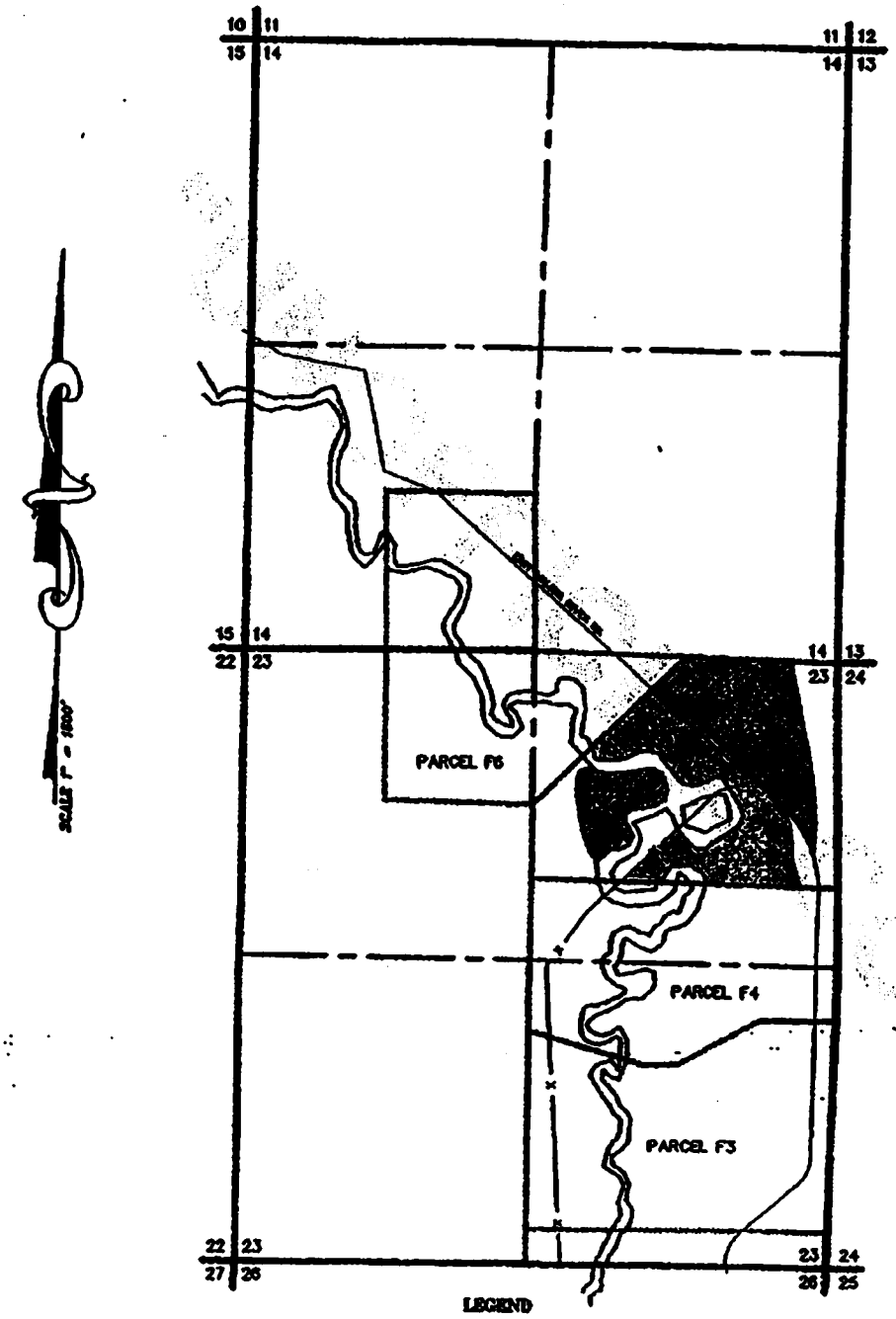
UNOFFICIAL COPY

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

*** THIS IS AN UNOFFICIAL COPY ***

CUTLER RANCH PARCEL F5

MAP SHOWING LOCATION OF DECREED AND NEWLAND WATER



LEGEND

PLACE OF USE - CLAIM 17

PLACE OF USE - NEWLAND

NOTE: THE AREA DELINEATED AS IRRIGATED UNDER THE DECREED AND NEWLAND RIGHTS IS BASED ON A REVIEW OF HISTORICAL MAPS, EXISTING FIELDS & TOPOGRAPHIC CONTRAINTS.

TEC THIEL ENGINEERING CONSULTANTS

EXHIBIT "A-1"

274872

*** THIS IS AN UNOFFICIAL COPY ***

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 29, 1999 IN LYON COUNTY RECORDS.

274872

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
Thiel Engineering
02 APR -8 AM 11:14
MARY C. HILLIGAN
COUNTY RECORDER
FEE 19.00 DEP. MK

*** THIS IS AN UNOFFICIAL COPY ***

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 12-471-74
   b)
   c)
   d)

2. Type of Property:
   a) [ ] Vacant Land b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   [X] Other WATER RIGHTS

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #: 274872
Book ____ Page: ____
Date of Recording: 4/8/2
Notes:

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 3
   b. Explain Reason for Exemption: CORRECTION DEED - DOC # 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.

Signature [signature] Capacity AGENT - GRANTOR
Signature [signature] Capacity AGENT - GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: WALKER RIVER LAND CO LP	Print Name: GEORGE L' ABBE
Address: 665 SIMONS RD.	Address: P.O. BOX 20105
City: WILLIAMSTOWN	City: CARSON CITY
State: MASS Zip: 01267	State: NV Zip: 89721

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
Print Name: GREGORY M. BILYEU Escrow #
Address: 500 DAMONTE RANCH PARKWAY, SUITE 1056
City: RENO State: NV Zip: 89511

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

Deed for
Lantana Ranch Family Limited Partnership

*** THIS IS AN UNOFFICIAL COPY ***

RPTT Pd on #248929

APN: 12-471-73
Escrow No. 0007004491
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" 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

By: Dan Trombley
DAN TROMBLEY
Its: Treasurer

STATE OF Massachusetts)
)ss.
COUNTY OF Berkshire)

This instrument was acknowledged before me on June 6, 2000, by DAN TROMBLEY, as Treasurer of WALKER RIVER LAND CORP., a Nevada corporation.

Catherine M Place
Notary Public
My Commission Expires: February 9, 2007

SEAL AFFIXED

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

248930

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(Parcel P-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 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
1885: 4.25 acres
1890: 1.05 acres
1895: 1.50 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 irrigate 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 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 acre-feet. Said supplemental underground rights being appurtenant to that same 20 acres of the lands irrigated 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.

248930

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EXHIBIT B

July 14, 1999

EXHIBIT

LEGAL DESCRIPTION
FOR
APN 12-471-03

That portion of the Southwest ¼ 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 ¼ 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.

UNOFFICIAL COPY

248930

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
STEWART TITLE OF DOUGLAS CO.
00 JUN -9 PM 4:07
MARY C. HILLIGAN
COUNTY RECORDER
FEE 9.00 DEP. ES

*** THIS IS AN UNOFFICIAL COPY ***

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s):
   a) 12-471-03
   b) _____
   c) _____
   d) _____

2. Type of Property:
   a) _____ Vacant Land b) _____ Single Family Res.
   c) _____ Condo/Townhouse d) _____ 2-4 Plex
   e) _____ Apartment Bldg. f) _____ Comm'l/Ind'l
   g) _____ Agricultural h) _____ Mobile Home
   i) Other: WATER RIGHTS

FOR RECORDERS OPTIONAL USE ONLY
248930
Document/Instrument No.: _____
Book: _____ Page: _____
Date of Recording: 6-9-00
Notes: _____

3. Total Value/Sales Price of Property: $ _____
   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: _____
   b. Explain Reason for Exemption: WATER RIGHTS INCLUDED IN SALE OF THE PROPERTY WHICH IS RECORDING CONCURRENTLY

5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: _____
Print Name: WALKER RIVER LAND CORP.
Address: 665 SIMONDS ROAD
City/State/Zip: WILLIAMSTOWN, MA 01267
Telephone: _____
Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: [signature]
Print Name: LANTANA RANCH FAMILY LIMITED
Address: 140 GEARY STREET 10TH FLOOR
City/State/Zip: SAN FRANCISCO, CA. 94108
Telephone: _____
Capacity: _____

COMPANY REQUESTING RECORDING

Company Name: STEWART TITLE OF DOUGLAS COUNTY Escrow No.: 00700497

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

UNOFFICIAL COPY

*** THIS IS AN UNOFFICIAL COPY ***

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. $13-0-___
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 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., a Nevada corporation

By: Dan Trombley
DAN TROMBLEY
Its: Treasurer

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

274873

ODMA\PCDOCS\HLRNODOCS\283600\1

*** THIS IS AN UNOFFICIAL COPY ***

STATE OF Massachusetts)
)ss.
COUNTY OF Berkshire)

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

Catherine M Place
Notary Public
My Commission Expires: Feb 9, 2007

SEAL AFFIXED

UNOFFICIAL COPY

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

274873

:ODMA\PCDOCS\HLRNODOCS\283600\1

*** THIS IS AN UNOFFICIAL COPY ***

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 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
1885: 4.25 acres
1890: 1.05 acres
1895: 1.50 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 irrigate 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 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 pro-rata portion of the diversion rate from each permit and having a total combined duty of 80 acre-feet. Said supplemental underground rights being appurtenant to that same 20 acres of the lands irrigated 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.

*** THIS IS AN UNOFFICIAL COPY ***

EXHIBIT B

July 14, 1999

EXHIBIT

LEGAL DESCRIPTION
FOR
APN 12-471-03

That portion of the Southwest ¼ 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 ¼ 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 # 248930 RECORDED ON JUNE 9, 2000 IN LYON COUNTY RECORDS.

274873

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
Thiel Engineering
02 APR -8 AM 11: 16
MARY C. MILLIGAN
COUNTY RECORDER
FEE 17.00 DEP. MK

*** THIS IS AN UNOFFICIAL COPY ***

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 12-471-73
   b)
   c)
   d)

2. Type of Property:
   a) [ ] Vacant Land b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   [X] Other WATER RIGHTS

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #: 274873
Book ____ Page: ____
Date of Recording: 4/8/02
Notes:

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 3
   b. Explain Reason for Exemption: CORRECTION DEED - DOC# 248930

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] Capacity AGENT - GRANTOR
Signature [signature] Capacity AGENT - GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: WALKER RIVER LAND CORP.	Print Name: LANTANA RANCH FAMILY LTD. PARTNERSHIP
Address: 665 SIMONDS RD.	Address: 140 GEARY ST, 10TH FLOOR
City: WILLIAMSTOWN	City: SAN FRANCISCO
State: MASS Zip: 01267	State: CA. Zip: 94108

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
Print Name: GREGORY M. BILYEU Escrow #
Address: 500 DESERT RANCH PKWY, SUITE 1056
City: RENO State: NV Zip: 89511
res

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

Deed for
Mark S. Mahan

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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 PD ON DOC # 273004

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 **MARK S. MAHAN, an unmarried man** (whose address is: _____), 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 25th day of February, 2002.

WALKER RIVER LAND CORP., a Nevada corporation

By: Denise Trombley
DANIEL TROMBLEY
Its: Treasurer

STATE OF MASSACHUSETTS)
)ss.
COUNTY OF BERKSHIRE)

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

Catherine M Place
Notary Public
My Commission Expires: Feb 9, 2007

SEAL AFFIXED

273005

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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:

	Priority	CFS	Acres	Duty	AF Per Acre	AF Total
Claim 133	1862	0.813	50.8	4.2768		
	1865	0.325	20.3			
	1690	0.488	30.5		0.954	28.99
	Newland		280.4		2.059	577.40
	Totals:	1.626	382.0			606.39

	Priority	CFS	Acres	Duty	AF Per Acre	AF Total
Claim 17	1867	0.0088	0.55	4.2768		
	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
			33.30		2.0592	68.570
		0.3864	57.45			89.450

PARCEL C:

	Priority	CFS	Acres	Duty	AF Per Acre	AF Total
Claim 133	1862	0.4528	28.30	4.2768		
	1865	0.1808	11.30			
	1690	0.2720	17.00		0.9504	16.16
	Newland		156.40		2.0592	322.06
	Totals:	0.9056	213.00			338.22

	Priority	CFS	Acres	Duty	AF Per Acre	AF Total
Claim 17	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	252.05
		1.4168	213.00			328.61

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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:

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		2.0592	374.16
	Totals:	1.2848	262.00			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		0.9504	17.11
	1895	0.4024	25.15		1.0138	25.50
		_____	194.10		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.

*** THIS IS AN UNOFFICIAL COPY ***

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., 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

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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.

Continued on next page

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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 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

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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

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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;

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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;

1. North 01°16'35" East, 1564.90 feet;
2. 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;

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;
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

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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. 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;
8. 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:

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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" East, 1325.29 feet;
4. 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

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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;
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;

1. South 89°58'44" East, 1299.92 feet;
2. 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;
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" East, 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.

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Assessor's Parcel No. 12-471-92

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;
3. 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;
6. 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 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

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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

Unofficial Copy

273005

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
STEWART TITLE OF Douglas Co.
02 FEB 28 PM 1:24
MARY C. MILLIGAN
COUNTY RECORDER
FEE 28.00 DEP. DW

STATE OF NEVADA
DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument No.: 273005
Book: _____ Page: _____
Date of Recording: 2-28-02
Notes: _____

1. Assessor Parcel Number(s):
   a) APN 12-471-13
   b) 12-471-14 TO 34, 36, 37, 38, 40, 41, 42, 44, 45,
   c) 12-471-49, 51, 53, 55, 56, 58, 60, 61, 62,
   d) 80, 82 THRU 93

2. Type of Property:
   a) ____ Vacant Land b) ____ Single Family Res.
   c) ____ Condo/Townhouse d) ____ 2-4 Plex
   e) ____ Apartment Bldg. f) ____ Comm'l/Ind'l
   g) ____ Agricultural h) ____ Mobile Home
   i) Other: WATER RIGHTS

3. Total Value/Sales Price of Property $ _____

   Deed in Lieu of Foreclosure Only (Value of Property) $ _____

   Transfer Tax Value $ 0.00

   Real Property Transfer Tax Due: $ 0.00

4. If Exemption Claimed:

   a. Transfer Tax Exemption, per NRS 375.090, Section: 3

   b. Explain Reason for Exemption: WATER RIGHT ONLY (TRANSFER TAX PAID THROUGH DEED RECORDED CONCURRENTLY) # 273004

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed

Signature: [signature], Stewart Title Capacity: Seller for Buyer

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (required)
Print Name: WALKER RIVER LAND CORP.
Address: 665 SIMONDS ROAD
City/State/Zip: WILLIAMSTOWN, MA 01267

BUYER (GRANTEE) INFORMATION (required)
Print Name: MARK S. MAHAN
Address: P. O. BOX 278
City/State/Zip: COLLEYVILLE, TX 76034

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF DOUGLAS COUNTY Escrow No.: 020700618
Address: 1650 N. LUCERNE
City/State/Zip: MINDEN, NV. 89423

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

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

By: Dan Trombley
DAN TROMBLEY
Its: Treasurer

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

276091

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STATE OF Massachusetts)
)ss.
COUNTY OF Berkshire)

This instrument was acknowledged before me on April 5th, 2002, by Dan Trombley, as Treasurer of Walker River Land Corp., a Nevada corporation.

Catherine M Place
Notary Public
My Commission Expires: Feb 9, 2007

SEAL AFFIXED

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

276091

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

Priority	CFS	Acres	Duty	Days Storage	Ac. Ft. Required 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				606.39

Claim 17

Priority	CFS	Acres	Duty	Days Storage	Ac. Ft. Required 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				89.45

Surface Water Rights - Parcel C

Claim 133

Priority	CFS	Acres	Duty	Days Storage	Ac. Ft. Required 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

Priority	CFS	Acres	Duty	Days Storage	Ac. Ft. Required 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

276091

EXHIBIT "A"
WATER RIGHTS

Surface Water Rights - Parcel D

Claim 133

Priority	CFS	Acres	Duty	Days Storage	Ac. Ft. Required Per Acre	Total
1862	0.9000	56.25	4.2768			
1865	0.3600	22.50				
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

Priority	CFS	Acres	Duty	Days Storage	Ac. Ft. Required 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

Priority	CFS	Acres	Duty	Days Storage	Ac. Ft. Required 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.

276091

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.,

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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.

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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 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

Continued on next page

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;

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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;

1. North 01°16'35" East, 1564.90 feet;
2. 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;

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;
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

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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. 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;
8. 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:

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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" East, 1325.29 feet;
4. 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

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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;
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;

1. South 89°58'44" East, 1299.92 feet;
2. 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;
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" East, 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.

Continued on next page

Assessor's Parcel No. 12-471-92

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;
3. 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;
6. 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 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

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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

276091

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
Hale, Lane, Peek, et als
02 APR 29 PM 4:27

MARY C. HILLIGAN
COUNTY RECORDER
FEE 29.00 DEP. KH

100 W. Liberty St.
10th Floor
Reno, NV 89501