

QUITCLAIM DEED

Quitclaim Deed made by HFLP ("grantor") and H.H. Land & Cattle, 350 South 400 East, Suite G-1, Salt Lake City, Utah 84111 ("grantee").

Grantor in consideration of ten dollars and other good and valuable consideration, the receipt of which is acknowledged, releases, remises and forever quitclaims to Grantee all that water right located in the county of Lincoln, State of Nevada, bounded and described as shown on the annexed exhibit A.

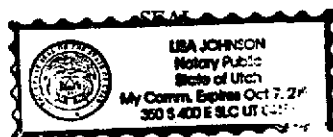
Together with the tenements, hereditaments and appurtenances belonging to such property, and the reversion and reversions, remainder & remainders, rents, issues & profits of such property.

To have and to hold the premises, with the appurtenances, to grantee and to grantee's successors and assigns forever.

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable at law or in equity.

In witness whereof, the Grantor, acting through its Authorized Agent, has executed this instrument on the 22 day of February 1998.

HFLP
By [Signature]
Authorized Agent
Name S. Harrison
Notary Public [Signature]



NO. 110761
FILED AND RECORDED AT REQUEST OF
H H CATTLE
MARCH 30, 1998
AT 01 MINUTES PAST 1 O'CLOCK
PM IN BOOK 133 OF OFFICIAL
RECORDS PAGE 459 LINCOLN
COUNTY, NEVADA.
YURIKO SETZER
COUNTY RECORDER
BY [Signature] DEPUTY