

Recording Requested by and
Mail to when Recorded:

Nevada Land & Resource Company, LLC
Attn: Ted Fitzpatrick
1755 East Plumb Lane, #151
Reno, Nevada 89502

WATER APPLICATIONS WARRANTY DEED

THIS INDENTURE is made this 25 day of MARCH, 1998, by
and between WESTSTAR COMPANY (TRUST) (hereinafter referred to as "Grantor"), and
SILVER STATE LAND COMPANY, LLC (hereinafter referred to as "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00),
lawful money of the United States of America, and other good and valuable consideration,
the receipt whereof is hereby acknowledged by these presents, grants bargains and sells to
Grantee and to its successors and assigns forever, all of its right, title and interest in that
certain water application located in Lincoln County, Nevada, which water application is
filed with the State Engineer, State of Nevada, and is more particularly described as
follows: Application No. 63364. Such application is attached hereto as Exhibit "A".

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

TO HAVE AND TO HOLD, all and singular the described property, together with the appurtenances, to Grantee, and to Grantee's heirs and assigns forever. Grantor warrants, for Grantor, grantor's heirs, executors, and administrators, that Grantor has not conveyed the described property, or any right, title, or interest in such property, to any person other than Grantee, and that the described property is free from encumbrances, done, made, or suffered by Grantor, or any person claiming under Grantor.

Grantor and Grantor's heirs, executors, and administrators, will and shall warrant and defend the described property conveyed and the appurtenances appertaining to such property to Grantee, Grantee's heirs, and assigns, against the lawful claims of any and all person and persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto executed this Water Applications Warranty Deed the day and year first written above.

WESTSTAR COMPANY (TRUST)

BY: Fred L. Barrett
FRED L. BARRETT, PRESIDENT
VENTURE CHARTERS ASSOCIATION, INC.,
TRUSTEE FOR: WESTSTAR COMPANY
(TRUST)

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

On this 35 day of March, 1998, personally appeared before me, a notary public, FRED L. BARRETT, personally known (or proved to me to be the person whose name is subscribed to the above instrument and who acknowledged that he executed the foregoing Water Applications Warranty Deed on behalf of Weststar Company



Sue Knowlton
NOTARY PUBLIC

COPY

NO. 110795

FILED AND RECORDED AT REQUEST OF
Heatstar Company
April 7, 1998

AT 04 MINUTES PAST 10 O'CLOCK

AM IN BOOK 133 OF OFFICIAL

RECORDS PAGE 531 LINCOLN

COUNTY, NEVADA.

Yuriko Setzer

COUNTY RECORDER

by Lilli Bouchard deputy