

When recorded mail to:
Robert C. Lewis
P.O. Box 520
Moapa, Nv. 89025

FILED FOR RECORDING
AT THE REQUEST OF

Vivian Lewis

2004 OCT 27 AM 9 07

Grant, Bargain and Sale Deed

LINCOLN COUNTY REC. DEPT.
FEE \$18.00
LESLIE BOUGHNER AB

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ROBERT C. LEWIS AND VIVIAN LEWIS, husband and wife as joint tenants with right of survivorship

do(es) hereby GRANT, BARGAIN and SELL to

ROBERT C. LEWIS AND VIVIAN C. LEWIS, CO-TRUSTEES OF THE "ROBERT C. AND VIVIAN C. LEWIS 1990 TRUST", dated June 20, 1990.

All the right, title, and interest of the undersigned in and to the real property situate in the County of Lincoln, State of Nevada, described as follows:

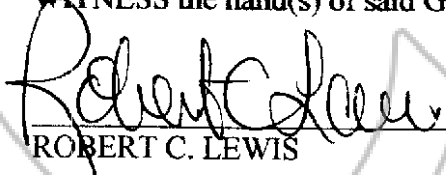
SEE DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

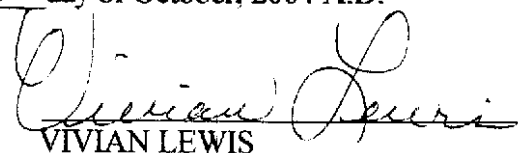
Subject to:

1. All general and special taxes for the fiscal year 2004-2005.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Right of Way and Easements now of record.

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

WITNESS the hand(s) of said Grantor(s), this 26th day of October, 2004 A.D.


ROBERT C. LEWIS


VIVIAN LEWIS

STATE OF NEVADA)

) ss

COUNTY OF CLARK)

On this 26 day of October, 2004 A.D., personally appeared before me, Robert C. Lewis and Vivian Lewis, the signor(s) of the within instrument, who duly acknowledge to me that they executed the same.

Theresa Turner

NOTARY PUBLIC

My commission expires 6-17-2006

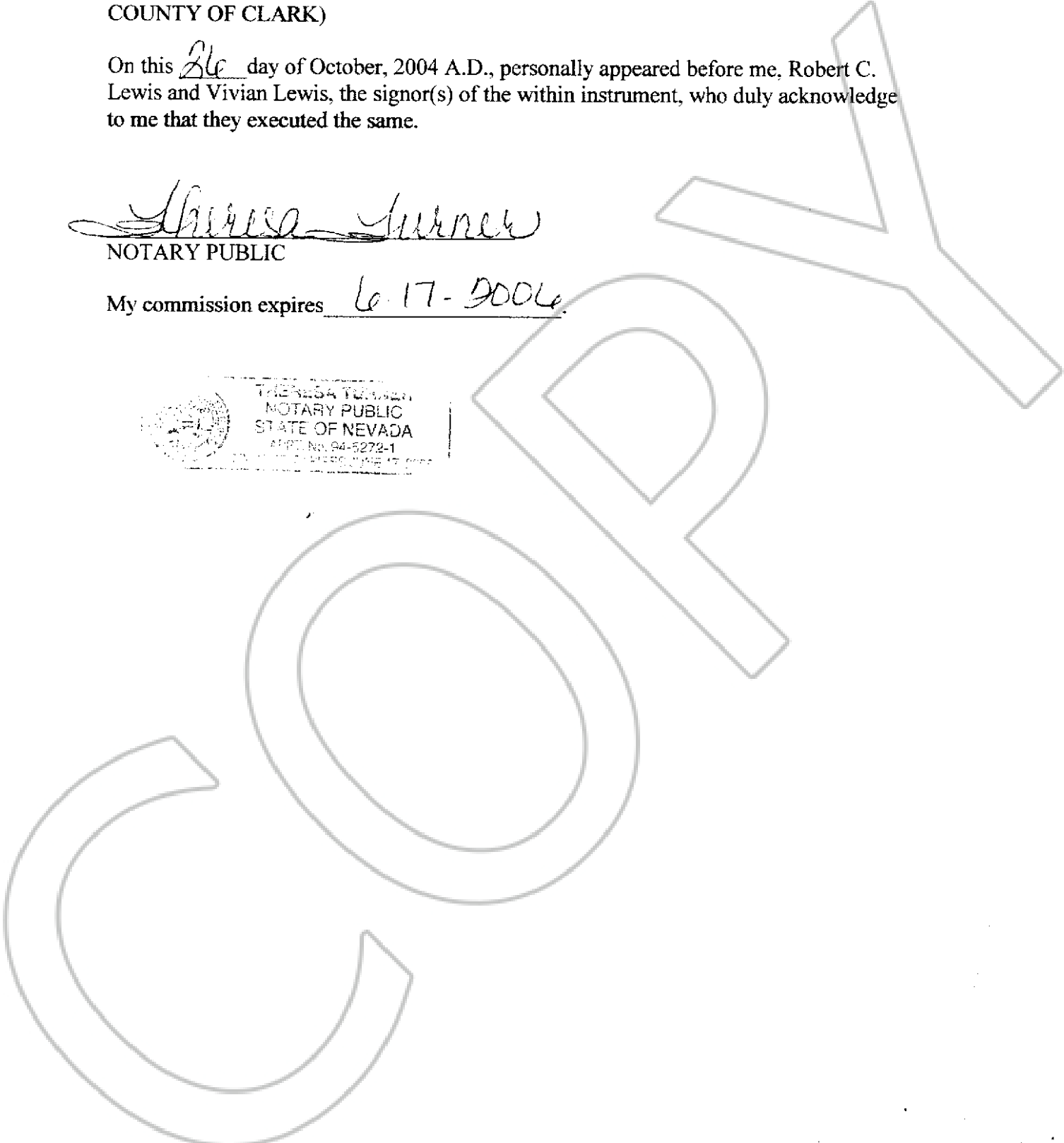
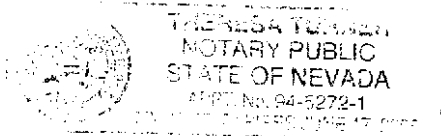


EXHIBIT "A"

Irrigation water right to Meadow Valley Wash, Application #5942, Certificate #1687 for 37.521 acres.

Irrigation Well water right Application #21443, Certificate #7304 for 93.19 acres

Hidden Springs, Application No. 10653, Certificate No. 2643, situate within the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), Section 34, Township 8 South, Range 66 West, M.D.B.&M., Lincoln County, Nevada.

Averett Spring and Reservoir, Application No. 10652, Certificate No. 2642, situate within the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 34, Township 8 South, Range 67 East, M.D.B.&M., Lincoln County, Nevada.

Averett Well and Windmill, Application No. 10645, Certificate No. 2641, situate within the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼), Section 15, Township 9 South, Range 67 East, M.D.B.&M., Lincoln County, Nevada.

Hackberry Springs, Application No. 5917, Certificate No. 1157, situate within the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼), Section 13, Township 12 South, Range 67 East, M.D.B.&M., Lincoln County, Nevada.

Together with all right, title and interest in, and to any cattle grazing permits owned or controlled by First Party in Lincoln County, Nevada.

AS TO AN UNDIVIDED ½ INTEREST IN AND TO:

- A. Permit #5163, Certificate #868, issued by the State Engineer of Nevada, to John Hafen and E. R. Frei for the waters of Cottonwood Creek, for irrigation and domestic purposes.
- B. Permit #6493, Certificate #1499, issued by the State Engineer of Nevada, to John Hafen and E. R. Frei for the waters of Cottonwood Creek, for irrigation and domestic purposes.
- C. Permit #8553, Certificate #2062, issued by the State Engineer of Nevada, to Hafen and Frei Brothers for the waters of Cottonwood Creek, for stock watering and domestic purposes.
- D. Permit #9565, Certificate #1946, issued by the State Engineer of Nevada, to Hafen and Frei Brothers for the waters of Meadow Valley Wash, for stock watering purposes.
- E. Permit #9566, Certificate #1947, issued by the State Engineer of Nevada, to Hafen and Frei Brothers for the waters of Meadow Valley Wash, for stock watering purposes.
- F. Permit #9567, Certificate #1948, issued by the State Engineer of Nevada, to Hafen and Frei Brothers for the waters of Meadow Valley Wash, for stock watering purposes.
- G. Permit #9568, Certificate #1949, issued by the State Engineer of Nevada, to Haven and Frei Brothers for the waters of Meadow Valley Wash for stock watering purposes.
- H. All rights, title and interest of Gilbert G. Heaton and Mildred L. Heaton, his wife, and Andrew Lytle and Fern B. Lytle, his wife, conveyed by Deed dated the 3rd day of June, 1948, to James S. Henrie, Parley S. Henrie and William Thomas Henrie, a co-partnership doing business as "Henrie Brothers" in water filing Serial No. 10196, Certificate #172, Oak Springs, filed in the Office of the Nevada State Engineer.
- I. An undivided one-half (1/2) interest in and to water filing Serial No. 01503, Fife Spring, for stock watering purposes,

- J. Permit #8359, Certificate of Appropriation No. 1895, issued by the State Engineer of Nevada to Vivian J. Frei, for 0.225 c.f.s. to irrigate 22.48 acres in Meadow Valley Wash.
- K. Permit #4390, Certificate of Appropriation No. 426, issued by the State Engineer of Nevada to James Henry, Jr. covering Ash Creek.
- L. Application #9466, Certificate #1945, issued by the State Engineer of Nevada to Hafen & Frei Brothers, on April 7, 1933, covering Meadow Valley Wash.
- M. All priority rights and preferences to waters and springs in the area generally described and known as the "Pennsylvania" area and the area embraced in the grazing allotment conveyed by Deed dated the 3rd day of June, 1948, to James S. Henrie, Parley S. Henrie and William Thomas Henrie, a co-partnership doing business as "Henrie Brothers", and particularly including any and all priority rights obtained by Gilbert G. Heaton and Mildred L. Heaton, his wife, and Andrew Lytle and Fern B. Lytle, his wife, from Hafen and Frei Brothers in and to the waters known as Big Spring, Horse Spring and Cherokee Spring, and Cougar Spring.
- N. Grazing rights and privileges with the Bureau of Land Management in the Las Vegas District, Caliente resource area known as allotment #11034 or the Henrie Complex Allotment and Allotment #21021 or the Cotton wood Allotment. All rights are located in Lincoln County, Nevada.

ALSO

AS TO AN UNDIVIDED ½ INTEREST IN AN TO:

The following claims for stock-watering purposes, to wit:

- A. Application No. 3590; Lone Spring, was filed September 27, 1915, by R. P. Henrie for stock water purposes. Point of diversion in NE ¼ SE ¼ Section 34, T9S, R67E. This application was cancelled November 30, 1915 because of failure of applicant to refile corrected application within statutory time.
- B. Application No. 3762, Lone Spring, was filed January 3, 1916, by R. P. Henrie for stock watering and domestic purposes. Point of Diversion in NE ¼ SE ¼ Section 34, T 9 S, R 67 E. This application was approved April 22, 1916, and then cancelled January 12, 1918 because of failure of applicant to comply with the provisions of the permit.
- C. Application No. 5684; Lone Spring was filed August 21, 1919 by Ethel S. Henrie for stock and irrigation purposes. Point of Diversion in NE ¼ SE ¼ Section 34, T 9 S, R 67 E. The application was denied March 1, 1921.
- D. Application No. 6506 for permission to change the point of diversion and place of use of the waters granted under Permit No. 2306; being the waters of Meadow Valley Creek, was filed July 11, 1921 by Ethel S. Henrie. The point of diversion as described by this application is in the NW ¼ NW ¼ Section 34, T 7 S, R 67 E. Map filed December 13, 1921 shows the point of diversion in the SW ¼ NE ¼ Section 34, T 7 S, R 67 E. The application was approved February 23, 1925 for 160 Acre feet per season for irrigation and domestic purposes. The proof of beneficial use because due June 6, 1934.
- E. Application No. 6507; Meadow Valley Wash was filed July 11, 1921 by Ethel S. Henrie for irrigation and domestic purposes. The point of diversion as described in the application is in the NW ¼ NW ¼ Section 35, T. 7 S, R 67 E, The map filed December 13, 1921 shows this point in the SW ¼ NW ¼ Section 35, T 7 S, R 67 E. No action has been taken on this application.
- F. No. 01439; Blackberry Spring No. 1 (sometimes known as Hackberry Spring) was filed January 5, 1916. The water is diverted according to the proof at 100' from the SW corner Section 14, T 10 S., R 66 E.

- G. No. 01441; Blackberry Spring No. 3 (sometimes known as Hackberry Spring) was filed January 5, 1916. The water is diverted at 660 feet from S East corner Section 2, T.10 S., R 65 E.
- H. No. 01447; Ash Spring was filed February 6, 1916. The point of diversion is described as being at N. 30° W. 150 feet from the Southeast corner Section 6, T.5 S., R 68 E.
- I. No. 01448; Elly Spring, was filed February 7, 1916. The point of diversion is N. 40° E. 200 feet from the Southwest corner Section 1, T. 6S., R 67 E.
- J. No. 01557; Meadow Valley Wash. was filed April 13, 1918. this proof was filed for irrigation and domestic purposes. The points of diversion are in Section 34 and 35, T. 7 S., R 67 E.
- K. Old priority, stock watering right, recorded in name of Ransom Parley Henrie, and located in SW $\frac{1}{4}$ NW $\frac{1}{4}$ and W $\frac{1}{2}$ SW $\frac{1}{4}$ Section 35, T. 7 S., R. 67 E.



State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

- a) _____
- b) _____
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Building
- f) Commercial /Ind'l
- g) Agriculture
- h) Mobile Home
- i) other water rights

FOR RECORDERS OPTIONAL USE ONLY	
Document / Instrument #	<u>123292</u>
Book: <u>192</u>	Page: <u>444</u>
Date of Recording: <u>Oct 27, 2004</u>	
Notes: _____	

3. Total Value / Sales Price of Property

\$ _____

Deed In Lieu Only (value of forgiven debt)

\$ _____

Taxable Value

\$ _____

Real Property Transfer Tax Due:

\$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, section: 6
- b. Explain Reason for Exemption: Personal transfer to our Trust.

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.

Signature _____ Capacity _____
 Signature Robert C. Lewis Capacity _____

SELLER (GRANTOR) INFORMATION

Robert C. Lewis

Print Name Vivian Lewis

Address PO BOX 520

City Moapa

State NV Zip 89025

BUYER (GRANTEE) INFORMATION

Robert C. Lewis + Vivian C. Lewis Co-TRUSTEES OF THE ROBERT C. and VIVIAN C. LEWIS 1990 TRUST

Print Name _____

Address PO BOX 520

City Moapa

State NV Zip 89025

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

Co. Name _____ Esc. # _____

Address _____

City _____ State: _____ Zip _____

(As a public record, this form may be recorded / microfilmed)