Mail Tax Statements to:

Tuffy Ranch Properties, LLC 6295 Wingfield Springs Road Sparks, Nevada 89436

When Recorded Mail to:

Carl D. Savely Lionel Sawyer & Collins 50 W. Liberty Street, Suite 1100 Reno, Nevada 89501 FILLED FUNDESTIDEST OF

AT THE REQUEST OF

FIRST AMERICAN THE

2004 DEC 29 PM 3 17

Water Rights Quitclaim Deed

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Decann Holt ("Grantor"), does hereby quitclaim to Tuffy Ranch Properties, LLC, a Nevada limited liability company, ("Grantee"), whose address is 6295 Wingfield Springs Road, Sparks, Nevada 89436, all right, title and interest in and to those certain water rights situate in the County of Lincoln, State of Nevada, which are more particularly described on Exhibit A attached hereto and incorporated herein, and any and all water rights appurtenant to the land described in Exhibit B attached hereto and incorporated herein, together with, all and singular, the tenements, hereditaments and appurtenances thereto belonging or appertaining, including, without limitation, any and all supplemental rights or other rights associated or used in connection therewith,

SUBJECT TO all restrictions and encumbrances of record, excepting monétary liens.

Dated this 21 day of December, 2004.

GRANTOR:

Decann Holt

STATE OF UTAH

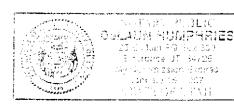
) ss.

COUNTY OF WASHINGTON)

This instrument was acknowledged before me on December 32 2004, by Decann Holt.

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Vetan Hunghre Notary Public



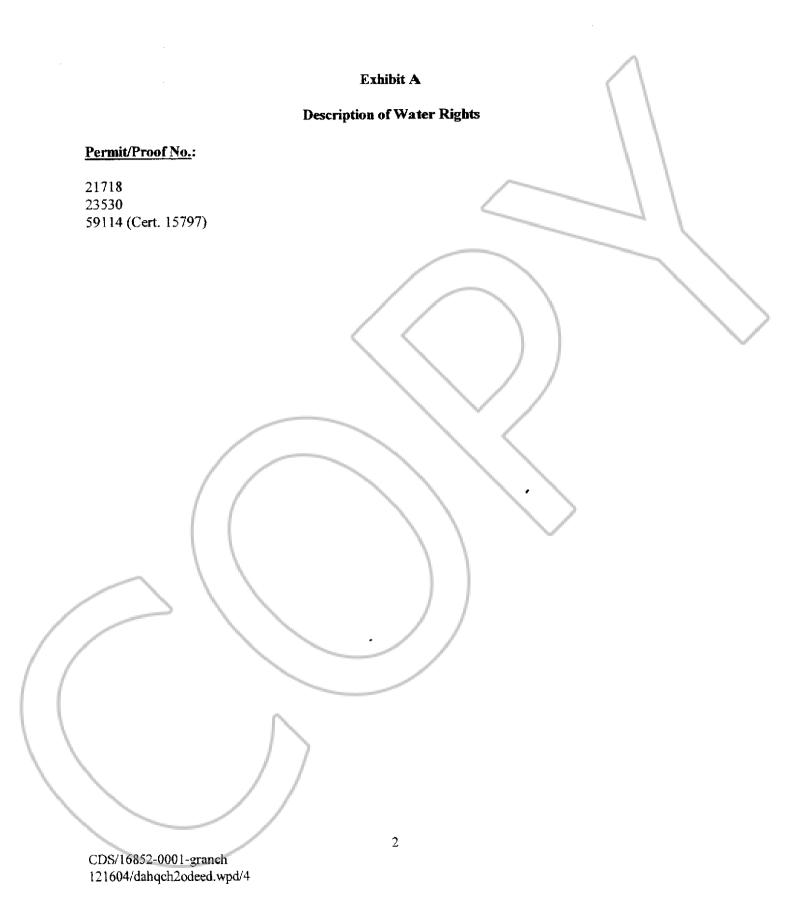


Exhibit B

Legal Description of Land

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

Parcel 1:

TOWNSHIP 5 NORTH, RANGE 66 EAST, M.D.M.:

Section 2: The West Half (W1/2);

Lots 5 and 6;

The South Half (S1/2) of the Northeast Quarter (NE1/4);

The Southeast Quarter(SE1/4).

Section 3: The East Half (E1/2);

The Southwest Quarter (SW1/4);

Section 4: The Southeast Quarter (SE1/4);

Sections 5 and 6: The Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), now being known as Tract 38 in Sections 5 and 6, Township 5 North, Range 66 East, M.D.B. & M., according to the independent resurvey

of said land accepted on February 19, 1959 by the Department of the Interior.

Section 10: All;

Section 11: The North Half (N1/2);

Parcel 2:

TOWNSHIP 6 NORTH, RANGE 66 EAST, M.D.M.:

Section 27: The West Half (W1/2);

The Southeast Quarter (SE1/4);

The Northeast Quarter (NE1/4)

Section 28: The Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4);

The East Half (E1/2) of the Northeast Quarter (NE1/4);

The South Half (S1/2) of the Southeast Quarter (SE1/4);

The West Half (W1/2) of the Northwest Quarter (NW1/4);

Section 29: The Northeast Quarter (NE1/4);

The East Half (E1/2) of the Northwest Quarter (NW1/4);

CDS/16852-0001-granch 121604/dahqch2odeed.wpd/4 3

The Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); Section 34: All:

Section 35: The West Half (W1/2);

Section 30: The North Half (N1/2) of the Northeast Quarter (NE1/4);

Section 19: The South Half (S1/2) of the Southeast Quarter (SE1/4);

Section 20: The South Half (S1/2) of the Southwest Quarter (SW1/4); The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4);

Section 21: The East Half (E1/2) of the Southeast Quarter (SE1/4); The East Half (E1/2) of the Northeast Quarter (NE1/4);

Section 10: The Northwest Quarter (NW1/4);

Section 9: The East Half (E1/2) of the Northeast Quarter (NE1/4);

Section 4: The Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4);

Section 3: The South Half (S1/2) of the Southwest Quarter (SW1/4);

Section 15: The South Half (S1/2) of the Southwest Quarter (SW1/4), EXCEPTING THEREFROM a parcel of land 100 feet by 100 feet conveyed to Lincoln County Telephone System, Inc. by deed recorded February16, 1970 in Book "O-1", of Real Estate Deeds, page 4, Lincoln County, Nevada. Located in the Northeast corner of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 15, Township 6 North, Range 66 East, M.D.B.& M, Lake Valley Lincoln County, Nevada, described as follows:

Beginning at the Northeast corner of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), and running thence South along the Quarter Section line 100 feet; thence at right angles 100 feet West; thence at right angles 100 feet East to the point of beginning.

Section 22: The West Half (W1/2);

The Southeast Quarter (SE1/4);

The Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4);

The West Half (W1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter(NE1/4);

EXCEPTING FROM SECTIONS 15 AND 22 THE FOLLOWING PARCEL:

Beginning at a point which bears North 53 25'40" West, for a distance of 198.5 feet from the Quarter corner of Sections 15-22, Township 6 North, Range 66 East, M.D.B. & M; thence due South for a distance of 90 feet to a point in the Northwest Quarter (NW1/4) of Section 22; thence due East for a distance of 90 feet to a point in the

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Northwest Quarter (NW1/4) of said Section 22; thence due North for a distance of 90 feet to a point in the Southwest Quarter (SW1/4) of Section 15; thence due West for a distance of 90 feet to said point of beginning, as conveyed to the Lincoln County Power District No. 1 by deed recorded February 2, 1970 in Book "N-1" of Real Estate Deeds, page 498, Lincoln County, Nevada.

Section 16: The Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4);

Section 33: The North Half (N1/2) of the North Half (N1/2);

The North Half (N1/2) of the South Half (S1/2) of the North Half (N1/2);

The Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4);

The South Half (\$1/2) of the Southeast Quarter (\$E1/4) of the Northeast Quarter (\$NE1/4);

The South Half (S1/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4);

The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4);

Parcel 3:

TOWNSHIP 4 NORTH, RANGE 68 EAST, M.D.M.:

Section 3: The Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4);

Parcel 4:

TOWNSHIP 5 NORTH, RANGE 68 EAST, M.D.M.:

Section 7: The Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4);

Section 9: The Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4);

Section 26: The Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4); The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4);

Section 27: The Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4);

Section 33: The Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4);

Parcel 5:

TOWNSHIP 5 NORTH, RANGE 69 EAST, M.D.M.:

Section 8: The Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4); The Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4);

Parcel 6:

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TOWNSHIP 6 NORTH, RANGE 68 EAST, M.D.M.:

Section 10: The Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4);

Section 12: The North Half (N1/2) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4);

Section 15: The Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4);

Parcel 7:

TOWNSHIP 9 NORTH, RANGE 66 EAST, M.D.M.:

Section 6: The West Half (W1/2) of the Northwest Quarter (NW1/4) being lots Four (4) and Five (5) of the Northwest Quarter (NW1/4); the East Half (E1/2) of the Northwest Quarter (NW1/4); The West Half of the Northeast Quarter (NE1/4); The West Half (W1/2) of the Southwest Quarter (SW1/4) being lots Six (6) and Seven (7) of the Southwest Quarter (SW1/4); The East Half (E1/2) of the Southwest Quarter (SW1/4) and the West Half (W1/2) of the Southeast Quarter (SE1/4)

Section 7: The Northwest Quarter (NW1/4) [being lots One (1) and Two (2) of the Northwest Quarter (NW1/4) and the East Half (E1/2) of the Northwest Quarter (NW1/4)]: The West Half (W1/2) of the Northeast Quarter (NE1/4); The Southwest Quarter (SW1/4) [being lots Three (3) and Four (4) of the Southwest Quarter (SW1/4) and the East Half (E1/2) of the Southwest Quarter (SW1/4); The West Half (W1/2) of the Southeast Quarter (SE1/4);

Section 18: The Northwest Quarter (NW1/4) [being lots One (1) and Two (2) of the Northwest Quarter (NW1/4) and the East Half (E1/2) of the Northwest Quarter (NW1/4); The West Half (W1/2) of the East Half (E1/2); the Southwest Quarter (SW1/4);

Section 19: The West Half (W1/2); The West Half (W1/2) of the East Half (E1/2);

Section 30: The West Half (W1/2); The West Half (W1/2) of the East Half (E1/2);

Section 31: The Northwest Quarter (NW1/4); The West Half (W1/2) of the Northeast Quarter (NE1/4); The North Half (N1/2) of the Southwest Quarter (SW1/4); The Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4);

TOWNSHIP 9 NORTH, RANGE 65 EAST, M.D.M.;

Section 1: The North Half (N1/2) [being lots One (1) and Two (2) of the Northeast Quarter (NE1/4) and the South Half (S1/2) of the Northeast Quarter (NE1/4); The Southeast Quarter (SE1/4); Lot Three (3) [being the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4)]; the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4); the East Half (E1/2) of the Southwest Quarter (SW1/4);

Section 12: The East Half (E1/2); the East Half (E1/2) of the West Half (W1/2);

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Section 13: The Southeast Quarter (SE1/4); the Southwest Quarter (SW1/4); the Northeast Quarter (NE1/4); the East Half (E1/2) of the Northwest Quarter (NW1/4); Excepting Therefrom that portion of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of said Section 13 described as follows:

Beginning at a point on the West boundary of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of said Section 13, which lies South 38 \$\preceq\$48'12" East, a distance of 2010.06 feet from the Northwest corner of said Section 13; thence East a distance of 197.13 feet to a point; thence South a distance of 295.16 feet to a point; thence West a distance of 197.23 feet to a point on the West boundary; thence North 0 \$\preceq\$01'10" East, along said West boundary a distance of 295.1 feet to the point of beginning.

Note: The above description appeared in Deed recorded May 12, 1995 in Book 113, Page 303 as file 103435.

Section 14: The Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4);

Section 23: The East Half (E1/2) of the Northeast Quarter (NE1/4); the East Half (E1/2) of the Southeast Quarter (SE1/4);

Section 24: All

Section 25: All

Section 26: The Northeast Quarter (NE1/4); the East Half (E1/2) of the Southeast Quarter (SE1/4);

Section 35: The East Half (E1/2) of the Northeast Quarter (NE1/4); the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4);

Section 36: The North Half (N1/2); the North Half (N1/2) of the South Half (S1/2)

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STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)				Λ
a)_	005-121-01 et al Ln Co				
b)_		··-			\ \
c)_ d)					\
2.	Type of Property				\
a)	Vacant Land b) Single F	am. Res	FOR REC	CORDERS OPTIC	DNAL USE ONLY
c)	Condo/Twnhse d) 2-4 Plex	¢ .	Document/	Instrument#	23572
e)	Apt. Bldg. f) Comm'l	/Ind'I	Book 10	15 Pa	ige: 15-71
g)	Agricultural h) Mobile l	Home	Date of Re	cording: Oc. == =	29,7004
i)	X Other Water Rights		Notes:		
3.	Total Value/Sales Price of Property:		\$n/a		
	Deed in Lieu of Foreclosure Only (value of pr	operty) (\$		
	Transfer Tax Value:		\$n/a		
	Real Property Transfer Tax Due	((\$ n/a		
4.	If Exemption Claimed:		1		/
	a. Transfer Tax Exemption, per 375.090, S			_///	/
	b. Explain reason for exemption to clear int concurrently herewith	erest, if any, in w	ater rights, an	d included in Dec	ed being recorded
			<u> </u>		
5.	Partial Interest: Percentage being transferre	d:	%		
				-t AIDO OZC OO	\ 4 NDO 075 440
tha	e undersigned declares and actnowledges, ur at the information provided is correct to the	best of their in	formation an	d belief, and ca	n be supported by
	cumentation if called upon to substantiate the imed exemption, or other determination of ad				
int	erest at 1% per month. Pursuant to NRS 375.				
90	ditional amount owed.		/ /	~	
Sic	gnature: Milach Sin	117-	Capacity:	a west	
	gnature:				
Οŀί	1		Capacity:	D (CDANTEE) IN	FORMATION
	SELLER (GRANTOR) INFORMATION (REQUIRED)	<u>.</u>	BUTE	R (GRANTEE) IN	
Dri	nt Name: Deeann Holt		Print Name:	(REQUIRED Tuffy Ranch Pr	
, ,	TIL Name. Decar From		FIRSUNAISE.	Tuny Ranch Fi	operioes, CLC
Ad	dress: P. O. Box 249		Address:	6295 Wingfield	Springs Rd.
Cit	y: Enterprise		City:	Sparks	
Sta	ate: <u>UT Zip: 847</u>	25	State:	ŅV	Zip: <u>89436</u>
ÇÇ	OMPANY/PERSON REQUESTI VG RECORDI	NG (required if n	ot seller or b	uyer)	
	nt Name: First American Title Company of N 768 Aultman Street, Ey, NV 89301,		ile Number:	152-2166433 MJ	/MJ
No.	dress 451049		W_4_, 3 5.5	_	
Cit		***************************************	State: NV	······································	p: <u>89315</u>
	(AS A PUBLIC RECORD THI	S FURM MAY BE	: KECORDE	D/MICROFILMED)

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STATE OF NEVADA DECLARATION OF VALUE

. Assessor Percel Number(s)	
a) 005-121-01 of al Ln Co	(
b)	_ \
d)	
Type of Property	-
a) Vecant Land b) Single Fam. Res	FOR RECORDERS OPTIONAL USE ONLY
c) Condo/Twrhse d) 2-4 Plex	Document/Instrument # 123/512
a) Apt. Bidg. f) Commil/ind's	Book 105 Page 155-71
Agricultural h) Mobile Home	Date of Recording: Opc 29, 2004
) x Other Water Rights	Notes:
Total Value/Sales Price of Property:	Stva
Deed in Lieu of Foreclosure (inly (value of property)	(\$
Transfer Tax Value:	Şrı/a
Real Property Transfer Tax Due	\$n/a
M Exemption Claimed:	413
a. Transfer Tex Exemption, per 375,090, Section:	. \ / / /
b. Explain reason for exemption to clear interest, if a concurrently herewith	rry, at motor rights, and motoded in Deed being recorded
The state of the s	J 1000000
Partial Interest: Percentage Leing transferred;	
Partial Interest: Percentage Leing transferred; he undersigned declares and acknowledges, under penal at the information provided is covered to the best	% of perjury, pursuant to NRS 375.080 and NRS 375,110,
Partial Interest: Percentage Leing transferred: ne undersigned declares and acknowledges, under penal at the information provided is correct to the bast of cumentation if called upon to substantiate the information sized exemption, or other	ty of perjury, pursuant to NRS 375.060 and NRS 375.110, their information and ballet, and can be supported by an provided herein. Furthermore, the disployance of any
Partial Interest: Percentage Leing transferred: ne undersigned declares and acknowledges, under penal at the information provided is correct to the bast of cumentation if called upon to substantiate the information sized exemption, or other	ty of perjury, pursuant to NRS 375.060 and NRS 375.110, their information and ballet, and can be supported by an provided herein. Furthermore, the disployance of any
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Partial Interest: Percentage Leing transferred: the undersigned declares and acknowledges, under penaliti the information provided is correct to the best of comentation if called upon to substantiate the information increase at the permonth. Pursuant to NRS 375.030, the Editional amount owed. The permonth of the permonth in the permonth of the pe	ky of perjury, pursuant to NRS 375,080 and NRS 375,110, their information and belief, and can be supported by on provided herein. Furthermore, the disallowance of any x due, may result in a penalty of 10% of the tax due plus suyer and Saller shall be jointly and severally liable for any Capacity: Capacity: Lanager Tuffy land Capacity: BUYER (GRANTES) INFORMATION (REQUIRED) Print Name: Tuffy Ranch Properties, LLC Address: 6295 Wingfield Springs Rd. City: Sperks
Partial Interest: Percentage Leing transferred: the undersigned declares and acknowledges, under penalities in the information provided is correct to the bast of currentsalion of california declaration of additional accept at 1% per month. Pursuant to NRS 375.030, the Editional amount owed. Characteristics SELLER (GRANTOR) INFORMATION (REQUIRED) Int Name: Decarry Holt dress: P. O. Box 249 y: Enterprise	ty of perjury, pursuant to NRS 375.080 and NRS 375.110, their information and balled, and can be supported by an provided herein. Furthermore, the disallowance of any adve, may result in a penalty of 10% of the tax due plus tuyer and Seller shall be jointly and severally liable for any Capacity: Capacity:
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