#### 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 FILEMAN RECOMMENDATION AT THE REQUEST OF

FIRST AMERICAN TITLE

2004 DEC 29 PM 3 17

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## Water Rights Quitclaim Deed

FOR VALUABLE CCNSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Randall Jay 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 monetary liens.

Dated this £0 day of December, 2004.

**GRANTOR:** 

Randail Jay Holt

STATE OF UTAH

) ss.

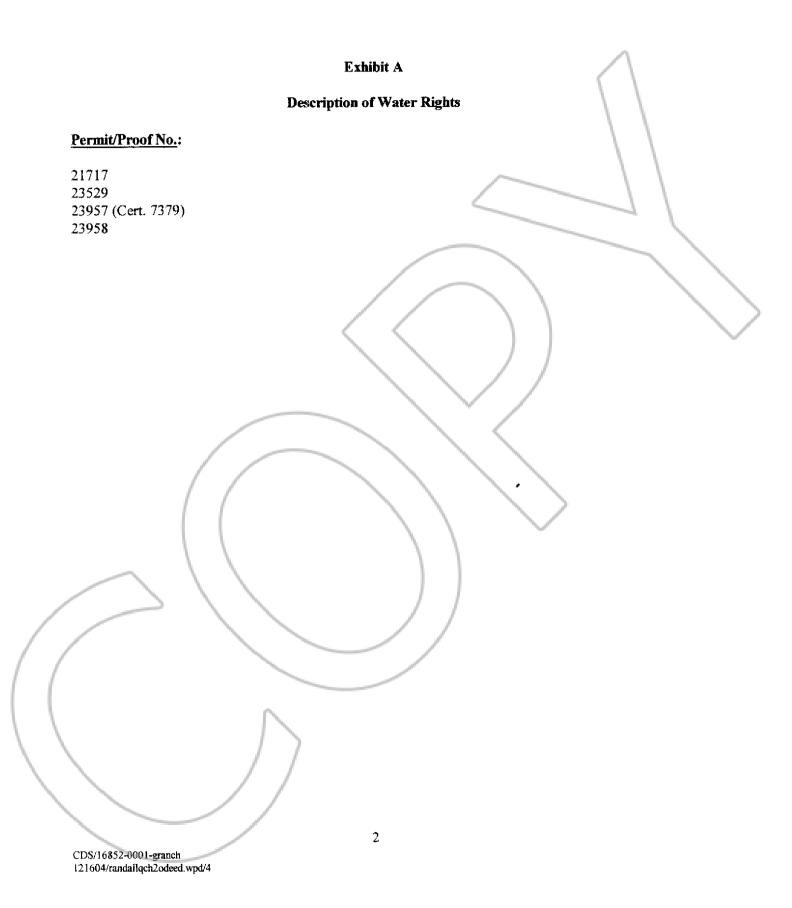
COUNTY OF WASHINGTON )

This instrument was acknowledged before me on December 20, 2004, by Randall Jay Holt.

Notary Public

No TARY PUBLIC BART WERRILL 25 S. Warn - PO Box 309 Enterprise, Utan 34705 Cammission Extres Waren Ct. 2005 STATE OF LIGHT

CDS/16852-0001-granch 121604/randallqch2odeed.wpd/4



#### 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 (\$1/2) of the Northeast Quarter (NE1/4);

The Southeast Quarter(SE1/4);

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

The Southwest Ouarter (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);

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CDS/16852-0001-granch 121604/randailqch2odeed.wpd/4 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 (\$1/2) of the Southwest Quarter (\$W1/4);

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 February 16, 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 r mning 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 Northwest 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 \(\tilde{2}5'40''\) 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 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 Scuth 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 (S1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4);

The South Half (S1/2) of the Southwest Ouarter (SW1/4) of the Northwest Ouarter (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, RANCE 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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CDS/16852-0001-granch 121604/randailqch2odeed,wpd/4 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 Ouarter (SE1/4) of the Northwest Ouarter (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);

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

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d)									\	
2.	Type of Pro	operty		<b></b>						
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c)	c <sub>o</sub>	ndo/Twnhse	d) [	2-4	Plex	Document/	Instrument #	12357	3	
e)	Д Ар	t. Bldg.	f) [	Cor	nm'VInd'I	Book 10	15	Page: 74 -	-80	
g)	Ag	ricultural	h) [	Mol	oile Home	Date of Re	cording: Q	79 70X	×	
i)	X Oil	her Water Rig	ghts			Notes:				
3.	Total Value	e/Sales Price	of Propert	y:		\$n/a				
	Deed in Lie	eu of Foreclos	ure Only	value :	of property)	(_\$	The state of the s	<u>\</u>	)	
	Transfer T	ax Value:				\$n/a	1	\		
	Real Prope	erty Transfer 1	av Dile			\$n/a	1			
4.	·	ion Claimed:	ux 000			7				
4.			_							
a. Transfer Tax Exemption, per 375.090, Section:  B. Explain reason for exemption:to clear interest, if any, in water rights, and included in Deed being recorded.										
	b. conce	rrently herewi	th		· ·		Y /			
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5.	Partial Int	erest: Percent	age being	) Iransi	erred:	%	. \			
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Ci	ty:	Enterprise		- The second second		City:	Sparks			
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Reproduced by First American Title Insurance Rev10/2001

## STATE OF NEVADA **DECLARATION OF VALUE**

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Type of Property			. \
a) Vacent Land b: Single Fam. Res	FOR R	ECORDERS OPTIONAL USE	ALI U
c) Condo/Twinhse di 2.4 Pley	1	france of the same	ONLY
e) Apt. Bidg. [ Comm*/Inci]	1 4	Whitement # 1235	7-3-
9) Agricultural h Mobile Home			-80
i) X Other Water Rights		ecording: Dec 19,700	>1
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Total Value/Sales Price of Property:	\$1/0		
Deed in Lieu of Foreclosure Only (value of property)	/	_ / _	
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Real Property Transfer Tax (Nee	\$rva		
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a. Transfer Tax Exemption, per 375.090, Section:	3	/ /	
k ≃¥Plein reason for exemption:to clear interest if any	in water rights, a	_ nd included in Deerl being rec	orded
concurrently herewith	1	the minimum of the policy land	2,020
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Partial Interest: Porcentage being transferred:	34		
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The undersigned decisies and acknowledges, under penalty of	of perjury, pursua	대 to NRS 375,060 and NRS :	375.110,
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Signature:  SELLER (GRANTOR) INFORMATION (REQUIR 2D)  Print Name: Randali Jay Hot Address: P. O. Box 249  City, Enterprise  Conspany/PERSON REQUEST ING RECORDING (received)	Print Name: Addresa: City: State: If not seller or It	nd bellef, and can be supp. Furtharmore, the disablewance is penalty of 10% of the text of the beginning and severely liable.  Monager of Total R (GRANTER) INFORMATIO (REQUIRED) Turfly Ranch Properties, LL 6295 Wingfield Springs Rd Sparks  NV Zio: 65	orted by a circumstance of any due plus a for any
documentation if caffed upon to substantiate the Information plained examption, or other determination of additional tax of recrest at 1% per month. Pursuant to NR\$ 375.030, the Buyadditional amount owed.  Signature:  SELLER (GRANTOR) INFORMATION (REQUIR ED)  Print Name: Randall Jay Hot  Address: P. O. Box 249  State: UT Zip: 84725  COMPANY/PERSON REQUEST ING RECORDING (received to the company of Neveda 768 Automan Street, 13v, NV 88301, P.O. Box	Print Name: Addresa: City: State: If not seller or It	R (GRANTEE) INFORMATIO (REQUIRED) Turity Ranch Properties, LL 6295 Wingfield Springs Rd Sparks  NV Zip: 65  REQUIRED	orted by a circumstance of any due plus a for any