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 FILED FOR RECORDING AT THE REQUEST OF

2004 DEC 29 PM 3 1.7

LINA O DE COMPATA DE LA AGRICA. 1741 (2010) - DE SONO DE SONO

Water Rights Quitclaim Deed

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Robert J. Holt ("Granter"), 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 20 day of December, 2004.

GRANTOR:

Robert J. Holt

STATE OF UTAH

) ss.

COUNTY OF WASHINGTON)

This instrument was acknowledged before me on December 2, 2004, by Robert J. Holt.

Notary Public

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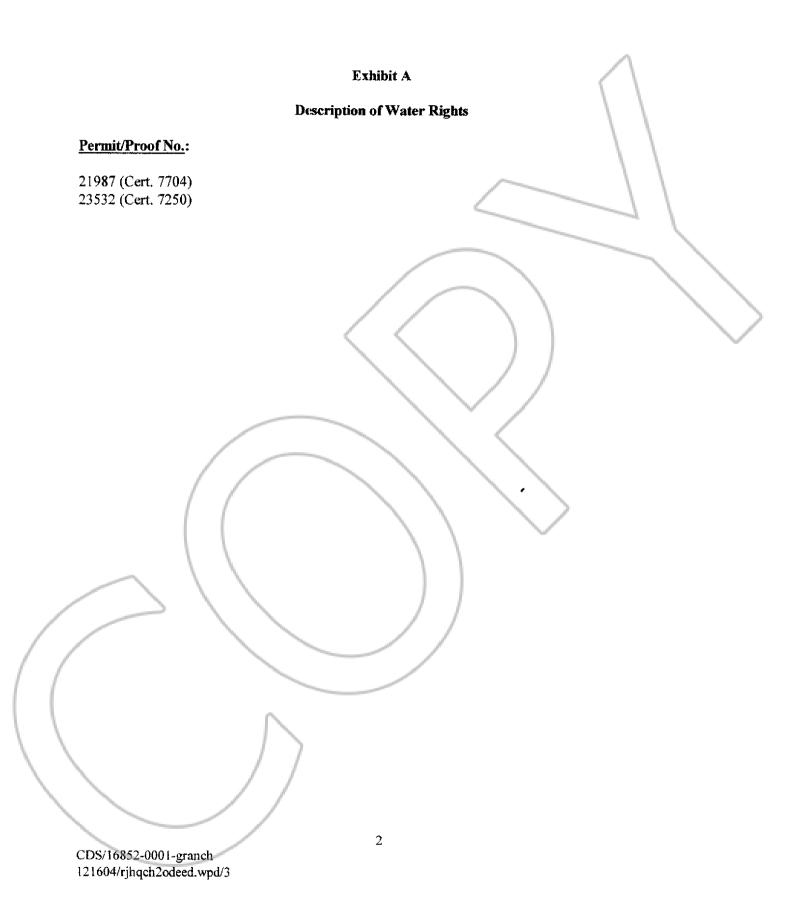


Exhibit B

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 Haif (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 (NE#/4) of the Southeast Quarter (SE1/4);

The East Half (E1/2) of the Nor heast 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/rjhqch2odeed.wpd/3

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 (SL/2) of the Southeast Ouarter (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 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 \(\tau 25'40''\) 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

1

CDS/16852-0001-granch 121604/rjhqch2odeed.wpd/3

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 Ouarter (SE1/4) of the Northeast Ouarter (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:

5

CDS/16852-0001-granch 121604/rjhqch2odeed.wpd/3 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);

CDS/16852-0001-granch 121604/rihgch2odeed.wpd/3

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 \(\text{248'12"} \) 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 \(\text{01'10"} \) 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)

7

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor I	Parcel Number(s	5)			^
- :-	005-121-0	1 et al Ln Co			~ -	(\
b) c)					~-	\ \
d)_					-	\
2.	Type of Pr	operty			_	\
a)	Va	icant Land	b)	Single Fam. Res	FOR RE	CORDERS OPTIONAL USE ONLY
c)	ြူင	ndo/Twnhse	d) [2-4 Plex	Document	/Instrument # 173574
e)	Ap	ot. Bldg.	f)	Cornm'l/Ind'l		15 Page: 83-89
g)	L Ag	ricultural	h) [Mobile Home	Date of Re	cording: Dec 29, 2000
i)	X Ot	her Water Righ	nts	· · · · · · · · · · · · · · · · · · ·	Notes:	
3.	Total Valu	e/Sales Price of	Property:	:	\$n/a	
	Deed in Li	eu of Foreclosui	re Only (v	alue of property)	/ (s	
	Transfer T		, ,		\$n/a	
	Real Prop	erty Transfer Ta	x Die		\$n/a	
4.	-	ion Claimed:	X DC C		4110	
•			ion sor 3	75.090, Section:		/ /
	, Expla	in reason for ex	emption:t		y, in water rights, ar	nd included in Deed being recorded
	onc.	urrently herewith	1			Y /
5.	Partial Int	terest: Percenta	ge b∋ing i	transferred:	%	
			_			NOO 075 000 I NOO 075 440
tha	at the infon	mation provided	is corre	ect to the best of t	heir information ar	nt to NRS 375.060 and NRS 375.110, and belief, and can be supported by
						Furthermore, the disallowance of any a penalty of 10% of the tax due plus
inte	erest at 1%	per month. Pur	suant to	NRS 375.030, the Bu	uyer and Seller shal	be jointly and severally liable for any
	ditional amo			00	/ /	
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	anature:	/ /			Capacity:	
,-	- N.	LER (GRANTO	R) INFO	RMATION	- 7 1	R (GRANTEE) INFORMATION
		(REQU	1		/ 7	(REQUIRED)
Pri	int Name:	Robert J. Holi	t		Print Name:	Tuffy Ranch Properties, LLC
Ad	dress:	P. O. Box 249	<u> </u>		_ Address:	6295 Wingfield Springs Rd.
Cit	ty:	Enterprise			_ City:	Sparks
Sta	ate:	UT	Z	ip: <u>84725</u>	_ State:	NV Zip: 89436
CC	MPANY/PI	ERSON REQUE	STING R	ECORDING (requir	ed if not seller or t	ouver)
				7		
	int Name:			npany of Nevada / 89301, P.O. Box	File Number:	152-2166433 MJ/MJ
h	aress 45	4040	7. 4.7, 11			
Cit	y: <u>Ely</u>				State: NV	Zip: 89315
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Reproduced by First American Title Insurance Rev10/2001

STATE OF NEVADA DECLARATION OF VALUE

- Assessor Percel Number(s)	
a) 005-121-01 et al Ln Co	(
b)	_
d)	-
Type of Property	
a) Uscant Land b) Single Fam. Res	FOR RECORDERS OPTIONAL USE ONLY
c) Condo/Twinhse d) 2-4 Plex	Document/Instrument # \73574
Apt. Bldg. f) Comm\find*	Book 195 Page 83-89
Agricultural (h) Mobile Home	Date of Recording: Dac 21, 7004
i) X Other Water Rights	Notes:
Total Value/Sales Price of Property:	Sn/a
Deed in Lieu of Foredoeure Only (value of property)	
Transfer Tax Value:	Selve
Real Property Transfer Tax Cue	\$n/a
M Exemption Claimed:	ava .
a. Transfer Tex Svemption, per 375.090, Section:	
b. concurrently harawith	(, in water rights, and included in Deed being recorded
Partial Interest: Percentage being trans/erred:	
the tindersigned declares and acknowledges, under panelty at the information provided is correct to the best of the currentation if celled upon to substantiate the information almost exemption, or other determination of additional lax interest at 1% per month. Suggest at 1% per month.	of perjury, pursuant to NRS 375,060 and NRS 375,110, neir information and ballief, and can be supported by provided herein. Furthermore, the disellowence of any
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