

123576

Mail Tax Statements to:

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

FILED FOR RECORD
AT THE REQUEST OF

First American Title

2004 DEC 29 PM 3 17

When Recorded Mail to:

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

23.00
LEAD TOURNEY

Water Rights Quitclaim Deed

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Geysler Ranch Limited Partnership, a Nevada limited partnership (also known as Geysler Ranch, L.T.D.) ("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 White Pine and 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 20th day of December, 2004.

GRANTOR:

GEYSER RANCH LIMITED PARTNERSHIP,
a Nevada limited partnership

By: Kerry Holt
Kerry Holt, General Partner

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

This instrument was acknowledged before me on December ²⁴20~~20~~2004, by Kerry Holt as General Partner of Kerry Holt Farms, Ltd., a Utah limited partnership.

Bart Merrill
Notary Public

Exhibit A

Description of Water Rights

<u>Permit/Proof No.:</u>	<u>Permit/Proof No.:</u>	<u>Permit/Proof No.:</u>	<u>Permit/Proof No.:</u>
1994	2271	2410	2452
3193	5997	7480	7481
7482	7483	7484	7495
7496	7499	8175	8176
8407	8670	9671	9791
11289	11290	11291	11292
11294	11295	11296	11298
15771	15772	15773	18477
19083	19473	19545	19592
19786	19787	20110	20249
20383	20384	21422	21611
21612	21616	21744	21745
22557	22558	22754	23103
23179	23242	23530	23781
23929	23930	24039	24040
24045	24087	24494	24495
24551	25475	27096	27806
34607	34608	34609	34610
35340	35341	35342	35343
35344	35345	35346	35347
35349	35355	35696	35697
35698	35699	35700	35701
35702	35703	35704	35761
35762	35763	35764	35765
35766	35767	35768	35769
35770	35771	35772	35773
35774	35775	35845	35848
35850	35851	35852	35853
35951	35952	35953	35954
35956	35958	35959	35960
35961	36177	36179	36180
36181	36182	36183	43169
43229	54365	54366	54367
57109	57110	57401	67676
V00805	V01029	V01030(cert. 29)	V01030(cert. 28)
V01031	V01134	V01135	V01178
V01179	V01236	V01287	V01289
V01291	V01293	V01296	V01297
V01299	V01300	V01497	V01498

V01499	V01500	V01727	V01728
V01729	V01730	V01734	V01735
V01736	V01737	V01971	V01972
V01973	V01974	V01975	V01976
V01977	V01978	V01979	V01980
V01981	V01982	V01983	V01984
V01985	V01986	V01987	V01988
V01989	V01990	V01991	V01992
V01993	V01994	V01995	V01996
V01997	V01998	V01999	V02000
V02001	V02002	V02003	V02004
V02005	V02006	V02007	V02008
V02009	V02010	V02011	V02012
V02013	V02014	V02015	V02016
V02017	V02018	V02019	V02020
V02021	V02022	V02023	V02024
V02025	V02026	V02027	V02111
V02112	V02113	V02114	V02115
V02116	V02117	V02118	V02119
V02120	V02121	V02122	V02123
V02124	V02125	V02198	V02199
V02200	V02201	V02204	V02205
V03674	V03675	V03676	V03677
V03678	V03679	V03680	V03681
V03682	V03683	V03684	V03685
V03686			

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);

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 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 running thence South along the Quarter Section line 100 feet;
thence at right angles 100 feet West; thence at right angles 100 feet North; 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

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 (S1/2) of the Southeast Quarter (SE1/4) 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:

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);

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°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°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)

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

Parcel 8:

TOWNSHIP 10 NORTH, RANGE 66 EAST, M.D.M.:

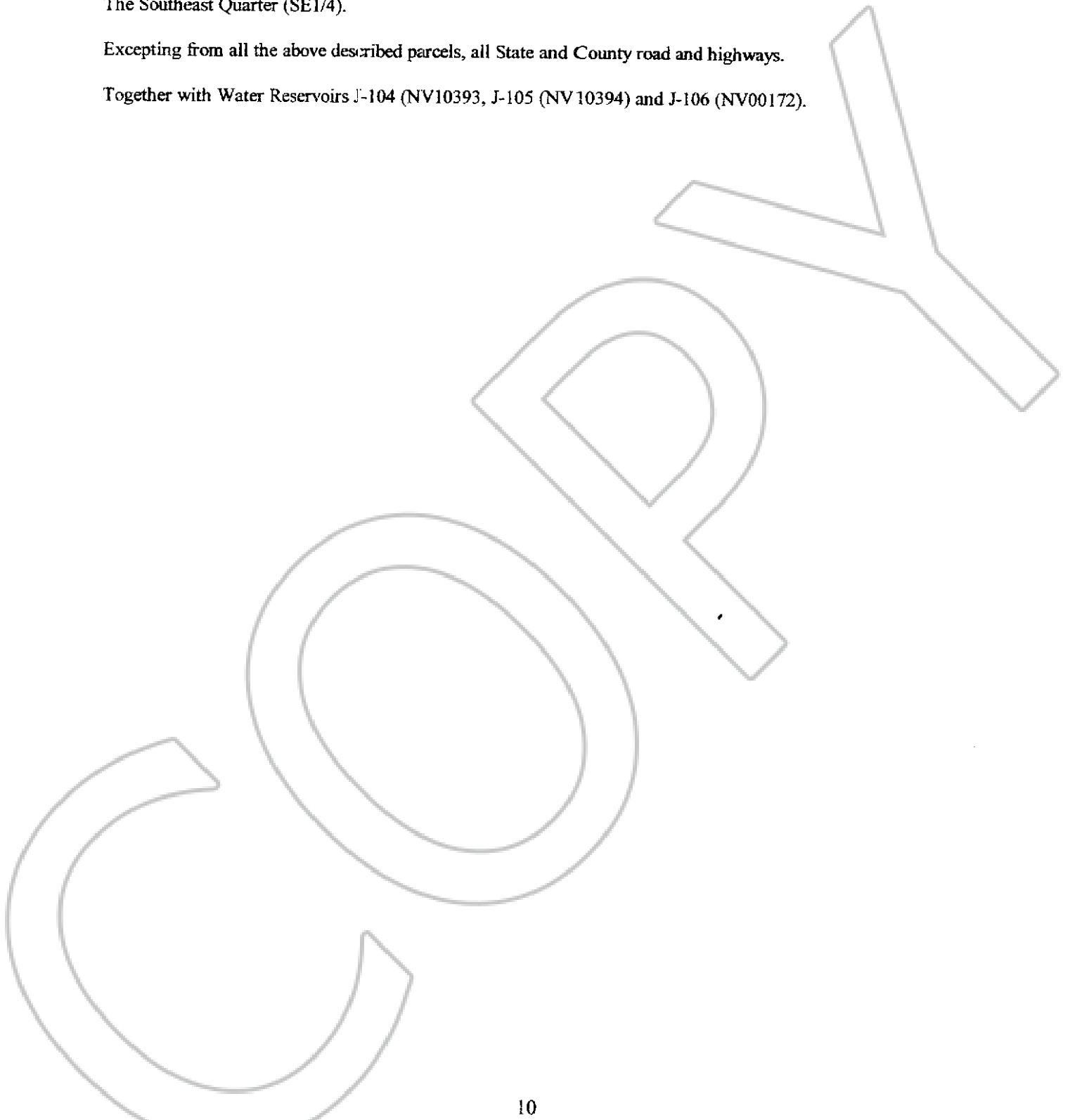
Section 31: The Northwest Quarter (NW1/4); The Southwest Quarter (SW1/4); The West Half (W1/2) of the Northeast Quarter (NE1/4); The West Half of the Southeast Quarter (SE1/4);

TOWNSHIP 10 NORTH, RANGE 65 EAST, M.D.M.:

Section 36: The Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4);
The Southeast Quarter (SE1/4).

Excepting from all the above described parcels, all State and County road and highways.

Together with Water Reservoirs J-104 (NV10393, J-105 (NV10394) and J-106 (NV00172).



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 005-121-01 et al Ln Co
- b) 012-690-02 WPCo
- c) 012-680-02 WPCo
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Fam. Res
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'Wind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # 123576

Book 145 Page: 101-110

Date of Recording: Dec 29, 2004

Notes: _____

3. Total Value/Sales Price of Property: _____ \$/a

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: _____ \$/a

Real Property Transfer Tax Due _____ \$/a

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 3
- b. Explain reason for exemption to clear interest, if any, in water rights, and included in Deed being recorded concurrently herewith

5. Partial Interest: Percentage being transferred: _____ %

The undersigned 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 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% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Kerry Holt Capacity: Gen. Partner

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Geysers Ranch Limited Partnership

Address: P. O. Box 249

City: Enterprise

State: UT Zip: 84725

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tuffy Ranch Properties, LLC

Address: 6295 Wingfield Springs Rd.

City: Sparks

State: NV Zip: 89436

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Company of Nevada File Number: 152-2166433 MJ/MJ

Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 154049

City: Ely State: NV Zip: 89315

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 006-121-01 et al Ln Co
- b) 012-690-02 WPCo
- c) 012-680-02 WPCo
- d) _____

2. Type of Property

- | | |
|---|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res |
| c) <input type="checkbox"/> Condo/Townhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm/Wind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>123576</u>
Book	<u>105</u> Page: <u>101-110</u>
Date of Recording:	<u>Dec 29 2004</u>
Notes:	_____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$/s _____ (\$ _____)

Transfer Tax Value: \$/s _____

Real Property Transfer Tax Due \$/s _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: 3
- b. Explain reason for exemption: to clear interest, if any, in water rights, and included in Deed being recorded concurrently herewith

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 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 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% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: Manager of Tutty Ranch

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Geyser Ranch Limited Partnership

Address: P. O. Box 249

City: Enterprise

State: UT Zip: 84725

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tutty Ranch Properties, LLC

Address: 6295 Wingfield Springs Rd.

City: Sparks

State: NV Zip: 89436

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Company of Nevada

Address: 788 Autumn Street, Ely, NV 89301, P.O. Box 151046

City: Ely

File Number: 152-2186433 MJ/MJ

State: NV Zip: 89315

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