

125081

14-010-18; 14-010-20; 14-010-21;  
A.P.N. #14-010-22; 14-010-23; 14-010-08

R.P.T.T. \$ 12,111.45  
ESCROW NO. 19030978  
RECORDING REQUESTED BY:  
**COW COUNTY TITLE**  
MAIL TAX STATEMENTS TO:  
**SAME AS BELOW**

FILED FOR RECORDING  
AT THE REQUEST OF

*Cow County Title*  
2005 AUG 25 PM 4 52

LINCOLN COUNTY RECORDER  
FEE ~~43.00~~ <sup>12,111.45</sup> DEPA  
LESLIE BOUCHER

WHEN RECORDED MAIL TO:  
NARCONON SOUTHERN CALIFORNIA  
1810 W OCEANFRONT WALK  
NEWPORT BEACH, CA 92663

(Space Above for Recorder's Use Only)

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **325 EAST FOURTH STREET LLC, a Nevada Limited Liability Company**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **NARCONON SOUTHERN CALIFORNIA, a California Non-Profit Public Benefit Corporation**

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of **LINCOLN** State of Nevada, bounded and described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **August 18, 2005** **325 EAST FOURTH STREET LLC**

BY: *[Signature]*  
**JOHN H. HUSTON**  
Managing Member

BY: \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

This instrument was acknowledged before me on \_\_\_\_\_  
by, **JOHN H. HUSTON**

Signature \_\_\_\_\_

Notary Public (One Inch Margin on all sides of Document for Recorders Use Only)

*See Attached Acknowledgment dated 8/22/2005 CALIFORNIA*

ACKNOWLEDGMENT

State of California  
County of Los Angeles } SS

On 8/22/2005, before me, the undersigned State of California Notary Public, personally appeared  
John H. Huston

personally known to me -OR- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
SIGNATURE OF NOTARY



The data below is optional and not required by law, but it may be valuable to those relying on the document and could prevent the fraudulent reattachment or use of this form.

DESCRIPTION OF DOCUMENT THIS ACKNOWLEDGMENT IS ATTACHED

TITLE OR TYPE OF DOCUMENT: GRANT, BARGAIN, SALE DEED

DATE OF DOCUMENT: 8/18/2005

NUMBER OF PAGES INCLUDING THIS ACKNOWLEDGMENT: Three (3)

CAPACITY CLAIMED BY SIGNER

INDIVIDUAL

CORPORATE OFFICER  
TITLE(S):

PARTNER(S)

ATTORNEY-IN-FACT

TRUSTEE(S)

OTHER (SPECIFY): LLC managing member.

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ESCROW NO.: 19030978

**PARCEL 1**

That portion of land situate within the West Half (W1/2) of Section 2, Township 5 South, Range 66 East, M.D.B.&M., more particularly described as follows:

Parcels 3, 5, 6, 8, 9 of the Record of Survey Map of Large Parcels for 325 East Fourth Street L.L.C. recorded February 13, 2004, in Book C of Plats, Page 30 as File No. 121774, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2005-2006: 14-010-18  
14-010-20  
14-010-21  
14-010-22  
14-010-23

**PARCEL 2**

That portion of Lot 4 of Section 2, Township 5 South, Range 66 East M.D.B.&M., more particularly described as follows:

<sup>1</sup>  
Parcel ~~2~~ of that certain Parcel Map recorded August 22, 1994 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, Page 425 as File No. 102249, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2005-2006: 14-010-08

Together with the following described water rights ("**Conveyed Water Rights**"):

- (1) All those certain water rights for irrigation purposes associated with 6.3 cultural acres located in the NW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub> of Section 2, Township 5 South, Range 66 East, M.D.B.&M., being 31.5 acre-feet per year of the combined duty of Proof #01262 and Proof #01704, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and
- (2) All those certain water rights for irrigation purposes associated with 5.3 cultural acres located in the SE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 3, Township 5 South, Range 66 East, M.D.B.&M., being 26.5 acre-feet per year of the combined duty of Proof #01262 and Proof #01704, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and
- (3) All those certain water rights for irrigation purposes associated with 5.0 cultural acres located in the NW<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> of Section 3, Township 5 South, Range 66 East, M.D.B.&M., being 25.0 acre-feet per year of duty of Proof #01704, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and

- (4) All those certain water rights for irrigation purposes associated with 34.4 cultural acres located in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 3, Township 5 South, Range 66 East, M.D.B.&M., being 172.0 acre-feet per year of the combined duty of Proof #01262 and Proof #01704, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and
- (5) All those certain water rights for irrigation purposes associated with 3.6 cultural acres located in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 3, Township 5 South, Range 66 East, M.D.B.&M., being 18.0 acre-feet per year of combined duty of Proof #01704 and of Proof #01262, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and
- (6) All those certain water rights for irrigation purposes associated with 3.8 cultural acres located in the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 10, Township 5 South, Range 66 East, M.D.B.&M., being 19.0 acre-feet per year of duty of Proof #01704, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and
- (7) Subject to and conditioned upon the exceptions and reservations listed below, a 62.91% undivided interest in and to 334.5 acre-feet per year (210.43 acre-feet per year) of Permit #45945, limited to use as stated therein, issued by the Division of Water Resources, Office of the State Engineer, State of Nevada.

EXCEPT and reserving the following described water rights (“**Excepted and Reserved Water Rights**”):

- (1) All those certain water rights for irrigation purposes associated with 13.0 cultural acres located in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 2, Township 5 South, Range 66 East, M.D.B.&M., being 65.0 acre-feet per year of the combined duty of Proof #01262 and Proof #01704, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and
- (2) All those certain water rights for irrigation purposes associated with 1.2 cultural acres located in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 3, Township 5 South, Range 66 East, M.D.B.&M., being 6.0 acre-feet per year of duty of Proof #01704, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and
- (3) All those certain water rights for irrigation purposes associated with 15.6 cultural acres located in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 3, Township 5 South, Range 66 East, M.D.B.&M., being 78.0 acre-feet per year of the combined duty of Proof #01262 and Proof #01704, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and
- (4) All those certain water rights for irrigation purposes associated with 15.0 cultural acres located in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 3, Township 5 South, Range 66 East, M.D.B.&M., being 75.0 acre-feet per year of duty of Proof #01704, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and
- (5) All those certain water rights for irrigation purposes associated with 3.6 cultural acres located in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 3, Township 5 South, Range 66 East, M.D.B.&M., being 18.0 acre-feet per year of the combined duty of Proof #01262 and Proof #01704, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and
- (6) All those certain water rights for irrigation purposes associated with 10.4 cultural acres located in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 3, Township 5 South, Range 66 East, M.D.B.&M., being

52.0 acre-feet per year of combined duty of Proof #01704 and of Proof #01262, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and

- (7) All those certain water rights for irrigation purposes associated with 11.2 cultural acres located in the NW¼NE¼ of Section 10, Township 5 South, Range 66 East, M.D.B.&M., being 56.0 acre-feet per year of duty of Proof #01704, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and
- (8) An undivided 37.09% undivided interest in and to 334.5 acre-feet per year (124.07 acre-feet per year) of Permit #45945, limited to use as stated therein, issued by the Division of Water Resources, Office of the State Engineer, State of Nevada.

EXCEPT AND RESERVING the rights, easements and rights-of-way necessary and convenient to divert and use beneficially all the Excepted and Reserved Water Rights for irrigation and cropping of the Land, provided that Seller shall not be required to continue irrigation of the Land for any period and may transfer and move the Excepted and Reserved Water Rights off the Land at Seller's sole option; and

EXCEPT AND RESERVING a non-exclusive easement and right-of-way in, over, and across any and all existing ditches, flumes, and distribution boxes (collectively "irrigation structures") necessary and convenient to the access to, operation, maintenance, replacement and repair of all such irrigation structures in order that all the lands irrigated or entitled to be irrigated pursuant to Proof #01262, Proof #01704, and Permit #45945, records of the Division of Water Resources, Office of the State Engineer, State of Nevada, may be fully irrigated in keeping with historic priorities and irrigation practices; and

EXCEPT AND RESERVING any and all grazing rights and allotments which shall be transferred by Seller to other lands retained and owned by the Seller, with cooperation in such transfer by the Buyer; and

EXCEPT AND RESERVING any and all personal property located on the above-described lands; and

EXCEPT AND RESERVING any and rights of occupancy for livestock grazing and animal husbandry, including use of corrals and facilities for the keeping and feeding of livestock upon Parcel 2 per Parcel Map filed in Plat Book A, Page 425, Office of the Recorder, Lincoln County, NV, until such time as the Seller's grazing allotments and rights upon U.S. BLM lands is transferred to other fee title lands.

