

Official Record

Recording requested By  
CHICAGO TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$20.00 Page 1 of 7  
RPTT: \$11,731.20 Recorded By: LB  
Book- 236 Page- 0231



APN: 005-031-01

005-181-04

Mail Tax Statements to:

Geyser Ranch, LLC  
c/o Laurie Baxter  
WNG Management Company, LLC  
6600 N. Wingfield Parkway  
Sparks, Nevada 89436

When Recorded Mail to:

Carl D. Savely  
WNG Management Company, LLC  
6600 N. Wingfield Parkway  
Sparks, Nevada 89436  
07010660-FB

Deed

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Tuffy Ranch Properties, LLC, a Nevada limited liability company ("Grantor"), does hereby:

Grant, bargain, sell and convey to Geyser Ranch, LLC, a Nevada limited liability company ("Grantee"), whose address is 300 S. Fourth Street, Suite 1406, Las Vegas, Nevada 89101, all right, title and interest in and to that real property situate in the County of Lincoln, State of Nevada, which is more particularly described on Exhibit A attached hereto and incorporated herein, AND FURTHER

Grantor hereby quitclaims to Grantee all its right, title and interest in and to its portion of all the water rights appurtenant to or used in connection with the land described on Exhibit A hereto, including, without limitation, the water rights that are described on Exhibit B attached hereto and incorporated herein;

EXPRESSLY EXCLUDING AND RESERVING UNTO GRANTOR THE WATER RIGHTS DESCRIBED ON EXHIBIT C ATTACHED HERETO AND INCORPORATED HEREIN (collectively, the "Reserved Water Rights");




together with all and singular the tenements, hereditaments and appurtenances thereto belonging or appertaining EXCEPT the Reserved Water Rights, and subject to all restrictions and encumbrances of record.

Dated this 21<sup>st</sup> day of September, 2007.

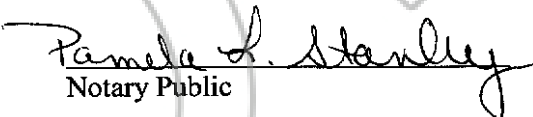
**TUFFY RANCH PROPERTIES, LLC,**  
a Nevada limited liability company

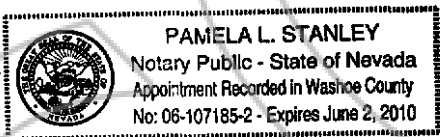
By: **WINGFIELD NEVADA GROUP MANAGEMENT COMPANY, LLC,**  
a Nevada limited liability company

By:   
Harvey Whittemore, Manager

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF WASHOE        )

This instrument was acknowledged before me on September 21, 2007 by Harvey Whittemore as Manager of Wingfield Nevada Group Management Company, LLC, a Nevada limited liability company.

  
Notary Public





**Exhibit A  
to  
Deed**

**Legal Description of Property**

All that certain real property and appurtenances thereto situate in Lake Valley, Lincoln County, Nevada, commonly known as the Geyser Ranch, more fully described as follows:

**Parcel 1:**

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 only 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)

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

Tract Thirty-Eight (38) in Sections 5 and 6 according to the independent resurvey of said land accepted on February 19, 1959 by the Department of Interior.



**Exhibit B  
to  
Deed**

**Description of Subject Irrigation Rights**

The following Proofs and Permits to Appropriate Waters of the State of Nevada on file in the Office of the Nevada State Engineer:

**Proof/Permit No.**

V01029 (Certificate 27);  
V01030 (Certificate 29);  
9791 (Certificate 2590); and  
21744 (Certificate 7703).

**Description of Subject Stock Rights**

The following Proofs and Permits to Appropriate Waters of the State of Nevada on file in the Office of the Nevada State Engineer:

<b><u>Proof/Permit No.</u></b>	<b><u>Proof/Permit No.</u></b>	<b><u>Proof/Permit No.</u></b>	<b><u>Proof/Permit No.</u></b>
3193	7480	7481	7483
7484	7495	7496	7499
8175	8176	8407	8670
9671	11291	11292	11294
11295	11296	11298	19083
19787	20110	20249	20383
20384	21422	23179	23781
23930	24039	24040	24045
24087	24494	24495	24551
25475	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	V01287	V01289



V01291	V01293	V01299	V01300
V01497	V01499	V01500	V01728
V01729	V01730	V01734	V01735
V01736	V01737	V01976	V01977
V01978	V01979	V01980	V01981
V01982	V01983	V01984	V01985
V01986	V01987	V01993	V01994
V01995	V01996	V01997	V01998
V01999	V02000	V02009	V02010
V02011	V02012	V02013	V02014
V02015	V02016	V02017	V02018
V02019	V02026	V02111	V02112
V02113	V02114	V02115	V02116
V02117	V02118	V02119	V02120
V02121	V02122	V02123	V02124
V02125	V02198	V02199	V02201
V02204	V02205	V03674	V03675
V03676	V03677	V03678	V03679
V03680	V03681	V03682	V03683
V03684	V03685	V03686	



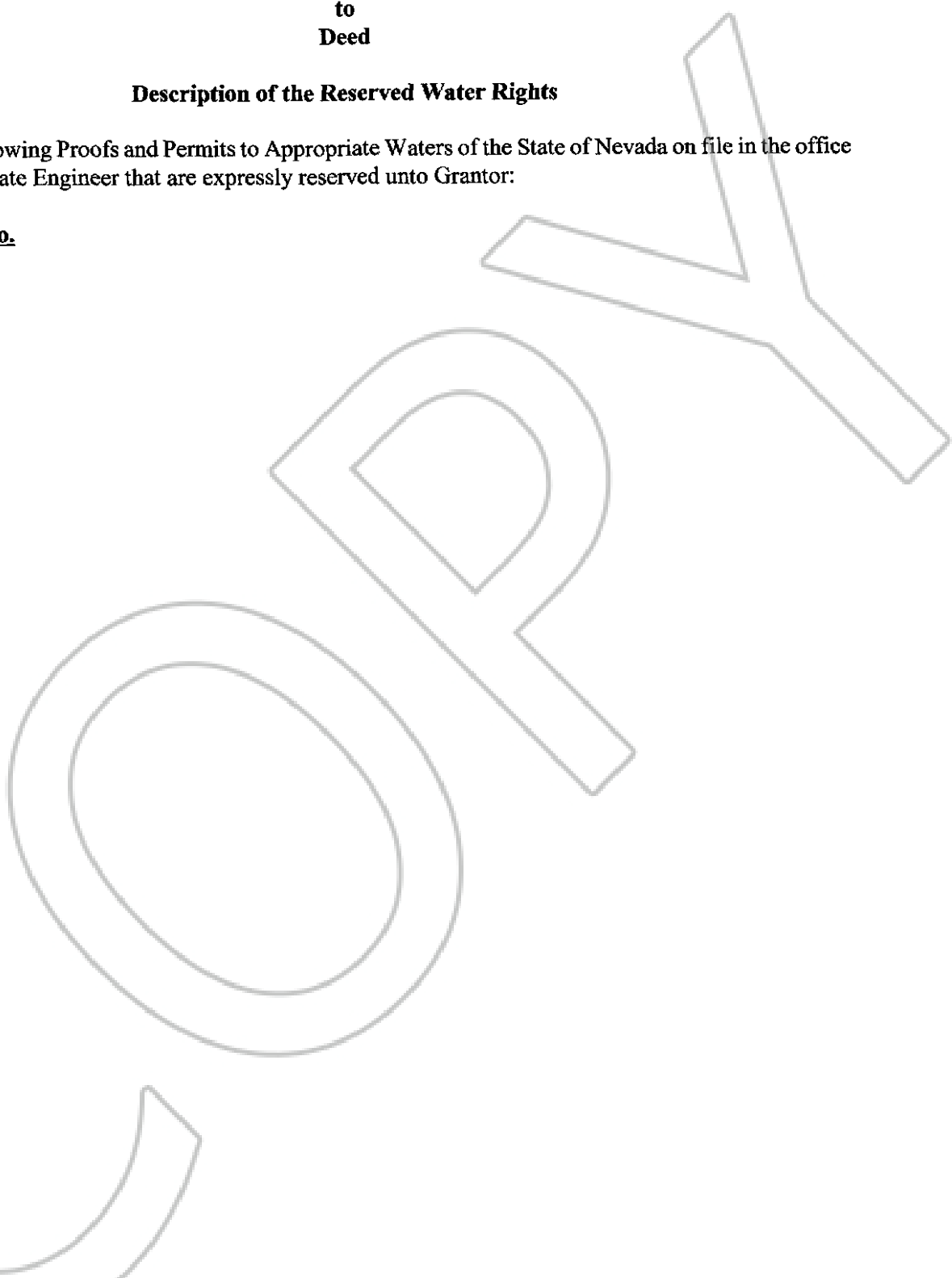
**Exhibit C  
to  
Deed**

**Description of the Reserved Water Rights**

The following Proofs and Permits to Appropriate Waters of the State of Nevada on file in the office of the Nevada State Engineer that are expressly reserved unto Grantor:

**Proof/Permit No.**

- V01178;
- V01179;
- V01727;
- V01971;
- V01972;
- V01973;
- V01974;
- V01975;
- V01988;
- V01989
- V02002;
- V02003;
- V02004;
- V02005;
- V02006;
- 2452;
- 15771;
- 15772;
- 15773;
- 21745;
- 21987;
- 23528;
- 23531;
- 23532;
- 23957; and
- 39550..



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
CHICAGO TITLE

Lincoln County - NV

Leslie Boucher - Recorder

FOR RECORDER

Document/Instru

Book: \_\_\_\_\_

Date of Recordir

Notes: \_\_\_\_\_

Page 1 of 1

Recorded By: LB

Book- 236 Page- 0231

Fee: \$20.00

RPIT: \$11,731.20

1. Assessor Parcel Number (s)

- a) 005-031-01
- b) 005-181-04
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property:

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

3. Total Value/Sales Price of Property:

\$ 3,007,743  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ 3,007,743  
 Real Property Transfer Tax Due: \$ 11,730.20

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

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 [Signature] Capacity Grantor  
 Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Tuffy Ranch Properties, LLC  
 Address: 6600 N. Wingfield Pkwy.  
 City: Sparks  
 State: Nevada Zip: 89436

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Geyser Ranch, LLC  
 Address: 300 S. Fourth Street, Ste 1406  
 City: Las Vegas  
 State: Nevada Zip: 89101

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Chicago Title Escrow # 07010660-FB  
 Address: 2370 Corporate Circle  
 City: Henderson State: NV Zip: 89074