

37083

When recorded return to:  
DEE ANN and LAIRD WHIPPLE  
HC 34 Box 210  
Caliente, Nevada 89008



APN: 006-351-02; 006-351-03;  
012-010-02; 012-010-03

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of a person or persons as required by NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 18 day of December, 2008, by and between  
/ RAYMOND wife and husband as community property  
DEE ANN and LAIRD WHIPPLE, ~~husband and wife as joint tenants~~ with right of survivorship,  
whose address is HC 34 Box 210, Caliente, NV 89008, collectively, Grantor, and VIDLER  
WATER COMPANY, INC., a Nevada corporation, Grantee.

WITNESSETH:

That Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States, and other good and valuable consideration to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell to the Grantee, and to its successors and assigns forever, all those certain lots, pieces or parcels of land situate, lying and being in Lincoln County, Nevada, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions,



remainder and remainders, rents, issues and profits thereof, including but not limited to any right title and interest in any and all water rights and/or grazing rights or allotments appurtenant thereto.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

*Dee Ann Whipple* 12-16-08  
DEE ANN WHIPPLE

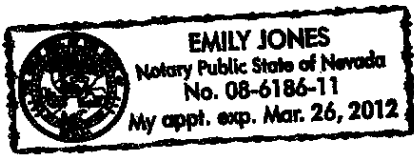
*Raymond Laird Whipple*  
RAYMOND LAIRD WHIPPLE  
12-18-08





STATE OF NEVADA )  
 : ss.  
COUNTY OF *Lincoln* )

On December 16, 2008, personally appeared before me, a notary public, Dee Ann Whipple personally known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she executed the foregoing GRANT, BARGAIN AND SALE DEED.



*Emily Jones*  
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF NEVADA )  
 : ss.  
COUNTY OF *Lincoln* )

On December 18, 2008, personally appeared before me, a notary public, Raymond Laird Whipple personally known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the foregoing GRANT, BARGAIN AND SALE DEED.



*Emily Jones*  
\_\_\_\_\_  
NOTARY PUBLIC



### LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Lincoln, described as follows:

**PARCEL 1:**

TOWNSHIP 1 NORTH, RANGE 65 EAST, M.D.B. & M

Section 26: Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4)

Section 27: Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4)

Excepting therefrom the West 25 rods thereof.

Section 34: Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4)

Excepting therefrom the West 25 rods thereof.

ASSESSOR'S PARCEL NUMBER FOR 2008 – 2009: 06-351-02

**PARCEL 2:**

TOWNSHIP 1 SOUTH, RANGE 65 EAST, M.D.B. & M.

Section 5: All of Lot Four (4) EXCLUDING the East 15 rods thereof; and the South Half (S1/2)

Section 6: All of Lot One (1); and the East Half (E1/2) of the Southeast Quarter (SE1/4)

EXCEPTING FROM Sections 5 and 6, Township 1 South, Range 65 East, M.D.B. & M., all coal and other minerals, reserved by the United States of America, in Patent recorded September 10, 1934 in Book D-1 of Real Estate Deeds, page 399, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2008 – 2009: 12-010-02

**PARCEL 3:**

TOWNSHIP 1 NORTH, RANGE 65 EAST, M.D.B. & M.

Section 27: The West 25 rods of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4)

Section 34: The West 25 rods of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4); and the Northeast Quarter (NE1/4) of the Northwest Quarter; and the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4)

ASSESSOR'S PARCEL NUMBER FOR 2008 – 2009: 06-351-03

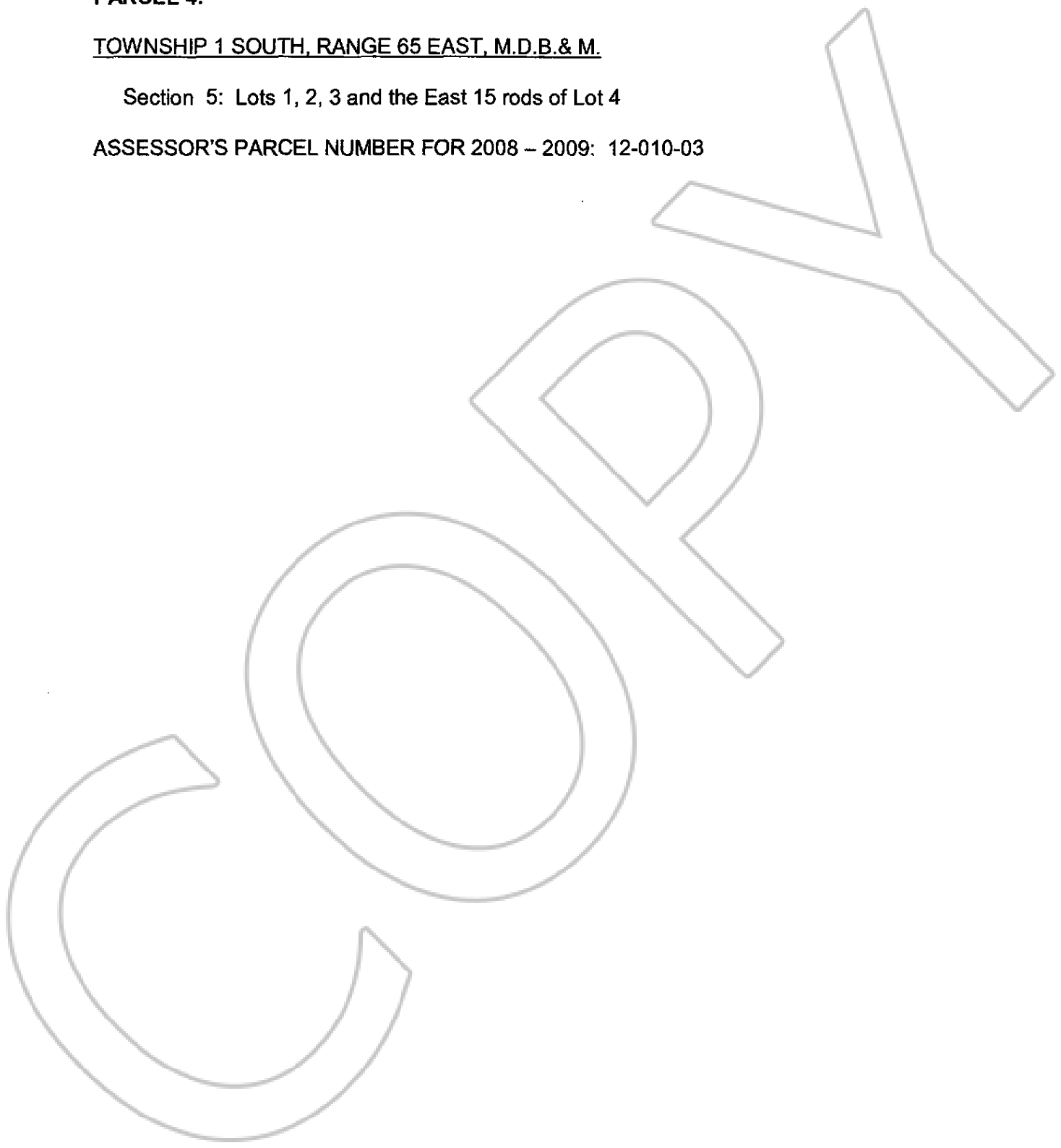


**PARCEL 4:**

TOWNSHIP 1 SOUTH, RANGE 65 EAST, M.D.B.& M.

Section 5: Lots 1, 2, 3 and the East 15 rods of Lot 4

ASSESSOR'S PARCEL NUMBER FOR 2008 – 2009: 12-010-03



Recording requested By  
COW COUNTY TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$18.00  
Recorded By: AE RPTT: \$9,750.00  
Book- 246 Page- 0528

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 006-351-02:03
- b) \_\_\_\_\_
- c) 012-010-02:03
- d) \_\_\_\_\_

2. Type of Property:

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

FOR RECORDERS OPTIONAL USE ONLY

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

3. Total Value/Sales Price of Property:

\$2,500,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$2,500,000.00  
 Real Property Transfer Tax Due: \$9,750.00

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 *Dee Ann Whipple* Capacity *Seller (Grantor)*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Dee Ann & Raymond Laird Whipple  
 Address: HC34 Box 210  
 City: Caliente  
 State: Nevada Zip: 89008

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Vidler Water Company, Inc.  
 Address: 3480 GS Richards Blvd. #101  
 City: Carson City  
 State: Nevada Zip: 89703

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 8007426-MM  
 Address: 5441 Kietzke Lane, Suite 100  
 City, State, Zip: Reno, NV 89511