

Official RecordRecording requested By
COYOTE SPRINGS INVESTMENTS, LLC

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$5,307.90

Recorded By: LB

Book- 256 Page- 0523



0136045

When recorded return to:

Carl D. Savely
COYOTE SPRINGS INVESTMENT LLC
6600 N. Wingfield Parkway
Sparks, Nevada 89436

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

WATER RIGHTS DEED

THIS INDENTURE, made this 5th day of May, 2010, by VIDLER WATER COMPANY, INC., a Nevada corporation, hereinafter referred to as "GRANTOR," and COYOTE SPRINGS INVESTMENT LLC, a Nevada Limited Liability Company, hereinafter referred to as "GRANTEE."

WITNESSETH:

That the GRANTOR, for good and valuable consideration delivered to them by the GRANTEE, the receipt and sufficiency of which is hereby acknowledged, subject to the conditions and restrictions set forth below, does hereby grant, bargain and sell unto said GRANTEE, and to its successors and assigns forever, all right, title and interest of GRANTOR's right, title and interest in and under those certain water rights within Lincoln County in the state of Nevada more particularly described in Exhibit "A" which is incorporated by this reference as if fully set forth herein.

The interest conveyed herein is subject to the following covenants, conditions and restrictions:

Except to the extent necessary to satisfy GRANTEE's obligation to dedicate water rights to the United States Fish & Wildlife Service ("FWS") for the benefit of the Moapa dace (which dedicated water rights may be used as determined by FWS and as approved by the Nevada State Engineer), in accordance with the provisions of that certain Memorandum of Agreement by and among the Southern Nevada Water Authority, FWS, GRANTEE, the Moapa Band of Paiute Indians and the Moapa Valley Water District, dated April 20, 2006, the Exhibit "A" water rights may only be put to beneficial use within Lincoln County, the Lincoln County - Coyote Springs Consolidated General Improvement District ("LC-CSCGID") in Lincoln County and the service area of the Clark County - Coyote Springs Water Resources General Improvement District ("CC-CSWRGID") in Clark County, Nevada pursuant to the service rules of the LC-CSCGID or the CC-CSWRGID.



EXCEPT AS SPECIFICALLY PROVIDED FOR ABOVE, TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder or remainders, rents, issues and profits thereof.

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.

VIDLER WATER COMPANY, INC.,
a Nevada Corporation

By: *Dorothy Timian-Palmer*
Dorothy Timian-Palmer P.E.
President

STATE OF NEVADA)
 : ss.
CARSON CITY)

On the 5th day of May 2010, DOROTHY TIMIAN-PALMER, personally appeared before me, a notary public, personally known to me to be the person whose name is subscribed to the foregoing instrument and known to me to be the President of Vidler Water Company, Inc.

Danielle Bettridge
NOTARY PUBLIC

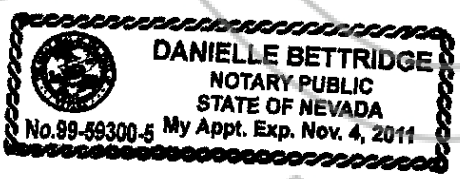
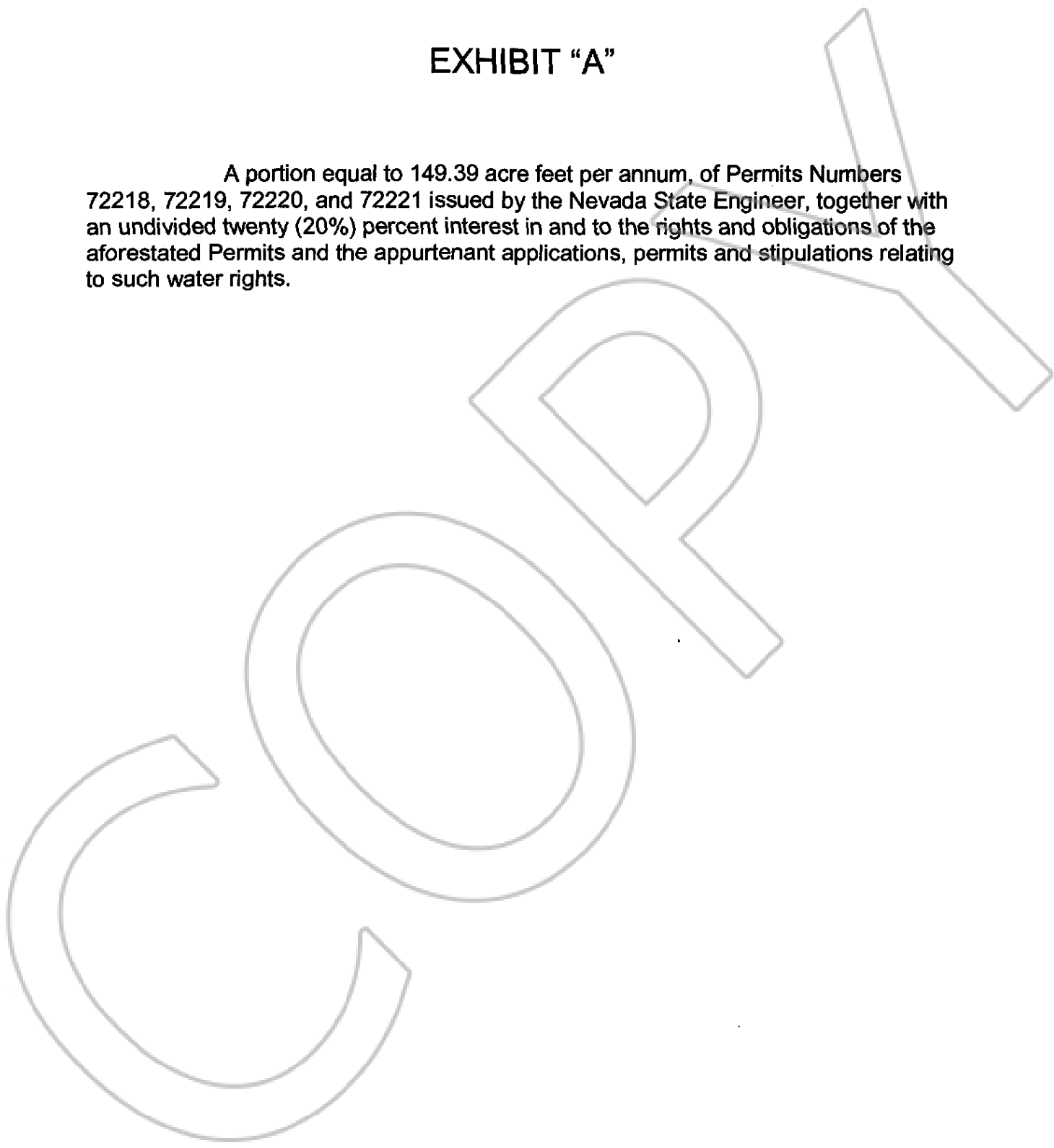




EXHIBIT "A"

A portion equal to 149.39 acre feet per annum, of Permits Numbers 72218, 72219, 72220, and 72221 issued by the Nevada State Engineer, together with an undivided twenty (20%) percent interest in and to the rights and obligations of the aforestated Permits and the appurtenant applications, permits and stipulations relating to such water rights.



STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
COYOTE SPRINGS INVESTMENTS, LLC

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$16.00
Recorded By: LB RPTT: \$5,307.90
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1. Assessor Parcel Number(s)

- a. n/a - water rights _____
- b. _____
- c. _____
- 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
- Other water rights

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property

\$ 1,360,510.00

b. Deed in Lieu of Foreclosure Only (value of property)

()

c. Transfer Tax Value:

\$ 1,360,510.00

d. Real Property Transfer Tax Due

\$ 5,307.90

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 parties agree that 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: Vidler Water Company Inc.
Address: 3480 GS Richards Blvd., Ste 101
City: Carson City
State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Coyote Springs Investments LLC
Address: 6600 N. Wingfield Pkwy.
City: Sparks
State: NV Zip: 89436

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

Print Name: Coyote Springs Investments, LLC
Address: 6600 N. Wingfield Pkwy
City: Sparks
Escrow #: _____
State: NV Zip: 89436



**STATE OF NEVADA
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Signature [Signature] Capacity Grantor

Signature _____ Capacity Grantee

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