

Official Record

Recording requested By  
COYOTE SPRINGS INVESTMENT

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$41.00 Page 1 of 3  
RPT: \$3,371.55 Recorded By: DP  
Book- 274 Page- 0056

APN: N/A

Mail Tax Statements to:

Accounts Payable  
Coyote Springs Investment LLC  
3100 State Route 168, P.O. Box 37010  
Coyote Springs, NV 89037



When recorded return to:

Carl D. Savely  
Wingfield Nevada Group Management Company, 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 22<sup>nd</sup> day of August, 2012, 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 appropriated by the State of Nevada, which such water rights may only be put to beneficial use within the Coyote Springs Valley (Basin 210), all of which such water rights are specifically described in Exhibit "A" which is attached to this deed and incorporated herein by this reference.

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

Except, as applicable, 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.

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.

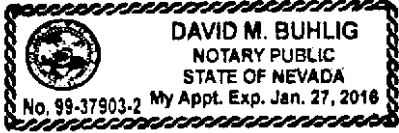
VIDLER WATER COMPANY, INC.,  
a Nevada corporation

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

STATE OF NEVADA            )  
CARSON CITY                ) ss.

This instrument was acknowledged before me on AUGUST 22, 2012 by Dorothy Timian-Palmer as President of Vidler Water Company, Inc.

*David M. Buhlig*  
Notary Public





**Exhibit A  
to  
Water Rights Deed**

A portion equal to 1.17 cfs; 97.57 acre feet per annum, of water appropriated under Permit No. 72220, issued by the Nevada State Engineer, together with an undivided interest in and to the rights and obligations of GRANTOR under the above referenced Permit, Ruling #5712 and the stipulations relating to such water rights set forth in that certain Stipulation for Withdrawal of Protests entered into between Lincoln County Water District, Vidler Water Company, and the US Fish and Wildlife Service dated April 4, 2006, and as modified by that certain Amended Stipulation for Withdrawal of Protests among the same parties and dated August 1, 2006, and by that certain letter of clarification addressed to Mr. Don Pattalock from the US Fish and Wildlife Service and dated February 10, 2009 and File No. 2009-TA-0140.

Recording requested By  
COYOTE SPRINGS INVESTMENT

STATE OF NEVADA  
DECLARATION OF VALUE FORM

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 2 Fee: \$41.00  
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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. Total Value/Sales Price of Property \$ 864,256.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 864,256.00  
 Real Property Transfer Tax Due \$ 3,371.55

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 *Devon St. John* Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Vidler Water Company Inc.  
 Address: 3480 GS Richards Blvd., Ste. 10  
 City: Carson City  
 State: NV Zip: 89703

Print Name: Coyote Springs Investment 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 Investment LLC Escrow #: \_\_\_\_\_  
 Address: 6600 N. Wingfield Pkwy.  
 City: Sparks State: NV Zip: 89436



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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Signature \_\_\_\_\_ Capacity Grantor

Signature [Signature] Capacity Grantee

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