

Lincoln County, Nevada
Assessor Parcel Number: NA

Send Tax Bills to, and
When recorded, return to:

Tuffy Ranch Properties, LLC
c/o 4021 Port Chicago Highway
Concord, CA 94520



WATER RIGHTS GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Max McCrosky and Shirley McCrosky, husband and wife, and
William McCrosky and Jeanett McCrosky, husband and wife, and
Robert E. McCrosky and Wanda McCroskey, husband and wife, and
Linda R. McCrosky, as Trustee of the Howard McCrosky Family Trust

Doing-business-as **McCrosky Brothers**

in consideration of ONE DOLLAR (\$1.00), the receipt of which is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey to

Tuffy Ranch Properties LLC, a Nevada Limited Liability Company,

all that real property situate in Eagle Valley, County of Lincoln, State of Nevada,
more particularly described as follows:

**all of their right, title and interest in and to a portion of the water
appropriated under Permit 5200 (Certificate 1924) on file in the office of the
Nevada State Engineer, that portion being an undivided two-thirds (2/3)
interest in Permit 5200 (Certificate 1924), but not to exceed 0.04167 cfs, or
sufficient to water 1,333 cattle and horses.**



SUBJECT TO: 1. Taxes for the fiscal year, prorated as agreed.
2. Permit and Certificate terms and conditions.
3. Rights of way, reservations, restrictions, easements, terms and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

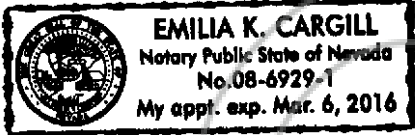
WITNESS their hands,

Max McCrosky *Max McCrosky*, date: 12-12-, 2012

State of Nevada)
County of Lincoln)ss.

This instrument was acknowledged before me by Max McCrosky on Dec. 12, 2012.

Notary Public *Emilia Cargill*

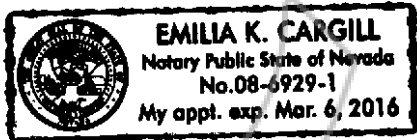


Shirley N. McCrosky *Shirley N. McCrosky*, date: 12/12, 2012

State of Nevada)
County of Lincoln)ss.

This instrument was acknowledged before me by Shirley N. McCrosky on Dec 12, 2012.

Notary Public *Emilia Cargill*

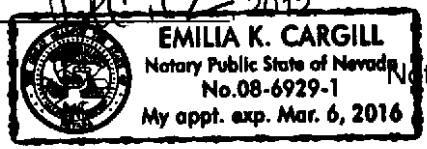




William L. McCrosky William L. McCrosky, date: 12-12, 2012

State of Nevada)
County of Lincoln)ss.

This instrument was acknowledged before me by William L. McCrosky on 12-12, 2012



Notary Public Emilia K. Cargill

Jeanett McCrosky Jeanett McCrosky, date: 12/13, 2012

State of Nevada)
County of Lincoln)ss.

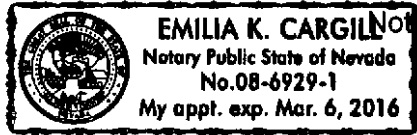
This instrument was acknowledged before me by Jeanett McCrosky on 12/13, 2012

Notary Public Sarah K. Gisher
Senior Justice of the Peace



Robert E. McCrosky Robert E. McCrosky, date: 12-12, 2012
State of Nevada)
County of Lincoln)ss.

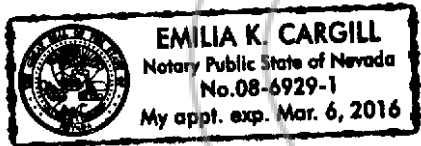
This instrument was acknowledged before me by Robert E. McCrosky on
Dec. 12, 2012.



Emilia Cargill
Notary Public

Wanda McCrosky Wanda McCrosky, date: 12-12, 2012
State of Nevada)
County of Lincoln)ss.

This instrument was acknowledged before me by Wanda McCrosky on
Dec. 12, 2012.



Emilia Cargill
Notary Public



Linda R. McCrosky

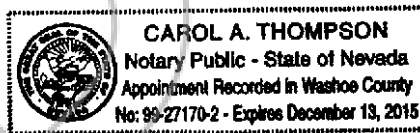
Linda R. McCrosky, as Trustee of the Howard McCrosky Family Trust

Date: 12 - 21, 2012

State of Nevada)
County of Washoe)ss.

This instrument was acknowledged before me by Linda R. McCrosky as Trustee of the Howard McCrosky Family Trust on DECEMBER 21, 2012.

Notary Public Carol A. Thompson



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
EMILIA K. CARGILL

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$18.00
Recorded By: LB RPTT: \$35.10
Book- 276 Page- 0546

- 1. Assessor Parcel Number(s)
a. C
b.
c.
d.

- 2. Type of Property:
a. [x] 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 RECORDERS OPTIONAL USE ONLY
Book Page:
Date of Recording:
Notes:

- 3.a. Total Value/Sales Price of Property \$ 8961.00
b. Deed in Lieu of Foreclosure Only (value of property ()
c. Transfer Tax Value: \$
d. Real Property Transfer Tax Due \$ 35.10

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: 100 %

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: Manager of Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Max McCrosky /McCrosky Bros.
Address: HC 74, Box 172
City: Pioche
State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Tuffy Ranch Properties LLC
Address: 4021 Port Chicago Hwy
City: Concord
State: CA Zip: 94520

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

Print Name: Emilia K. Cargill
Address: PO Box 37010
City: Coyote Springs

Escrow #
State: NV Zip: 89037

SELLOR

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

MAX + STARLEIGH MCCROSKY
WILLIAM + JGANETT MCCROSKY
ROBERT + WANDA MCCROSKY

LINDA R MCCROSKY, AS TRUSTEE OF THE HOWARD FAMILY TRUST