

Parcel No. 008-261-08

WHEN RECORDED MAIL TO:

Virgin Valley Water District
c/o Bingham Snow & Caldwell
840 Pinnacle Court, Suite 202
Mesquite, Nevada 89027

EASEMENT

C & O Holdings, LLC, a Nevada limited liability company ("C&O"), hereby grants a non-exclusive easement to the Virgin Valley Water District, a political subdivision of the State of Nevada ("VVWD"), according to the terms set forth below.

A. C&O owns certain real property consisting of approximately 4,358 acres located in Lincoln County, Nevada, commonly identified as Parcel Number 008-261-08 (herein the "Property").

B. VVWD desires an easement over, across, through, and under a portion of the Property for purposes of installing, constructing, and maintaining a waterline, an access road for ingress and egress, and utilities.

NOW, THEREFORE, C&O hereby grants the easement to VVWD as follows:

1. Permanent Waterline Easement. C&O hereby grants, conveys, and confirms to VVWD and its agents a permanent non-exclusive 30-foot wide easement over, across, through, and under the Property for the purpose of the installation and maintenance of a waterline or pipeline for the conveyance of water, an access road for ingress and egress, and utilities. The location and a description of the easement are set forth in Exhibit A attached hereto.

2. Relocation of Waterline and Easement. In the event it becomes necessary to move the location of the waterline and easement, VVWD and C&O agree to work together on mutually acceptable terms for the relocation or realignment of the waterline and easement in a way that will not interfere with, limit, or be incompatible with other waterlines or easements VVWD has or will obtain from the Bureau of Land Management or other parties on adjacent properties. VVWD and C&O agree that any relocation or realignment of the waterline and easement must still line up and be compatible with other waterlines and easements coming into the Property from adjacent properties.

3. Easement Runs with the Land. The easement shall be binding upon and inure to the benefit of the parties hereto and to their respective heirs, representatives, and successors. The easement shall constitute covenants running with the land (the Property) and shall benefit and bind every person or entity having any fee, leasehold, or other interest in any portion of the Property and shall benefit and be binding upon any person or entity whose title is acquired by sale, transfer, judicial foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise. This

STATE OF NEVADA)
 ss.
COUNTY OF CLARK)

Subscribed or acknowledged before me by Kevin Brown on behalf of the Virgin Valley Water District on May 30, 2019.



NOTARY PUBLIC



COOPER

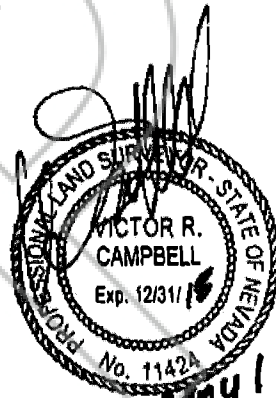
APN: 008-261-08
1157-41-2018

EXHIBIT "A"
LEGAL DESCRIPTION

A 30.00 foot strip, being 15.00 feet on each side of the following described center line, with each side line extending to or terminating at the boundary of the mentioned line boundaries, located in the Northeast Quarter of Section 18 and the Northwest Quarter of Section 17, Township 12 South, Range 71 East, Mount Diablo Base and Meridian and being more particularly described as;

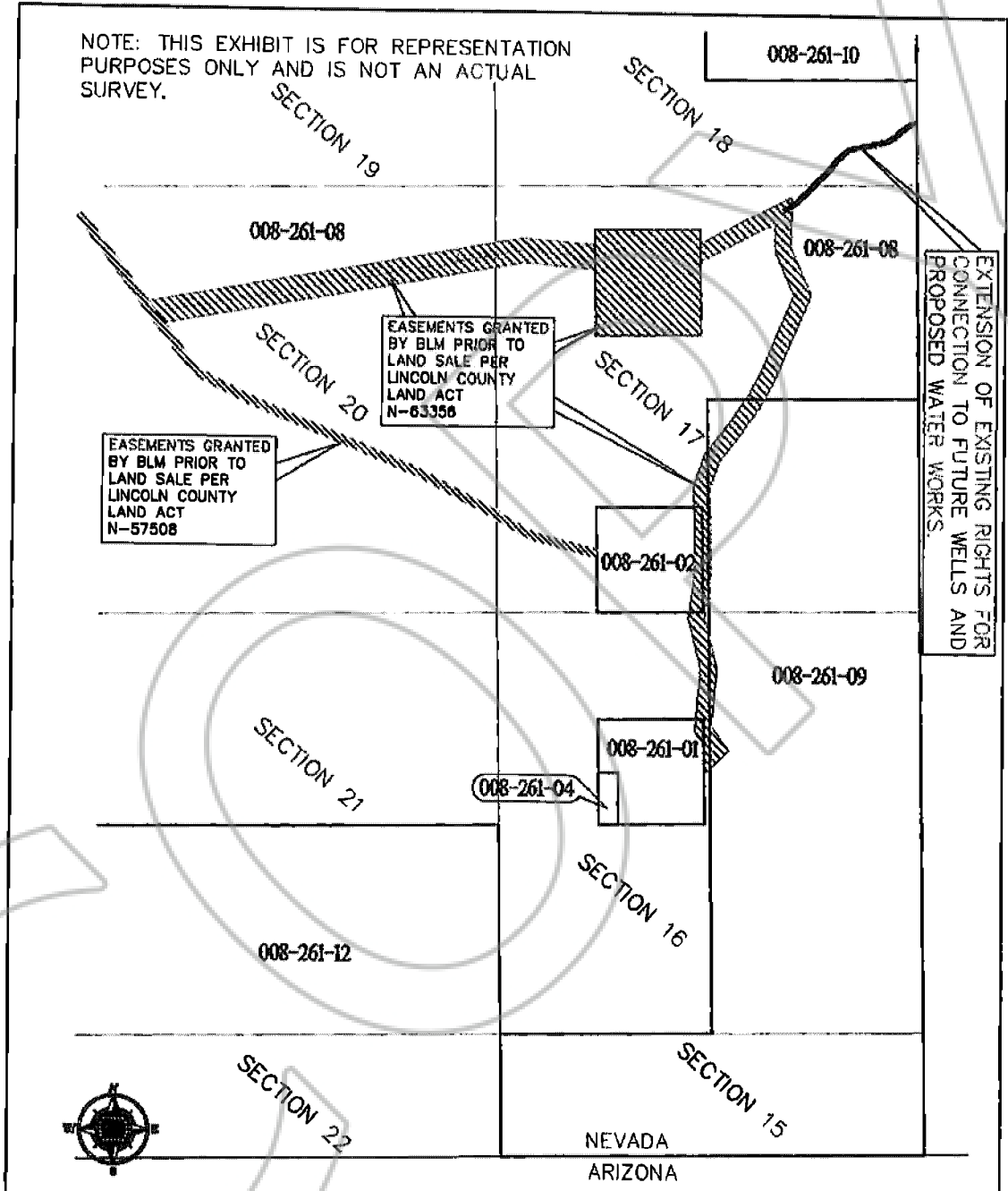
Beginning at a point on the North Section Line that is South 89° 02' 07" West 785.06 feet along the said North Line from a 2001 BLM brass cap, designed as the Northeast Corner of Section 18, Township 12 South, Range 71 East, Mount Diablo Base and Meridian, Lincoln County, State of Nevada and running;

Thence South 18°23'06" East 96.04 feet;
Thence South 35°25'28" East 113.65 feet;
Thence South 44°22'25" East 105.97 feet;
Thence South 35°20'59" East 99.63 feet;
Thence South 17°06'32" East 101.14 feet;
Thence South 13°05'32" East 101.91 feet;
Thence South 11°12'44" East 105.13 feet;
Thence South 10°19'43" East 106.34 feet;
Thence South 11°58'19" East 104.75 feet;
Thence South 41°03'25" East 207.56 feet;
Thence South 56°34'03" East 103.59 feet;
Thence South 48°33'11" East 90.70 feet;
Thence South 44°03'08" East 99.30 feet;
Thence South 44°49'03" East 100.79 feet;
Thence South 49°01'35" East 42.55 feet to the East Line of said Section 18;
Thence South 49°01'35" East 66.43 feet;
Thence South 45°05'47" East 100.45 feet
Thence South 43°13'13" East 105.65 feet
Thence South 40°16'01" East 95.42 feet
Thence South 30°16'36" East 126.99 feet to the center line of the BLM Access,
Pipeline and Power line Easement No. N-63356, BLM Patent No. N-74966, said
point being South 00°52'43" East 1,683.44 feet along the East Line of said
Section 18 and North 89°07'17" East 313.58 feet from the said Northeast Corner
of Section 18.



Prepared May 1, 2018 by
Bulloch Brothers Engineering, Inc.
750 W. Pioneer Blvd., Mesquite, NV
Victor R. Campbell, P.L.S.
Nevada License No. 11424

NOTE: THIS EXHIBIT IS FOR REPRESENTATION PURPOSES ONLY AND IS NOT AN ACTUAL SURVEY.



MAY 2018
 VRC

EXHIBIT "B"
 VIRGIN VALLEY WATER DISTRICT
 RIGHT-OF-WAY AND EASEMENT
 LINCOLN COUNTY, NEVADA



**BULLOCH BROTHERS
 ENGINEERING INC.**
 750 WEST PIONEER BOULEVARD
 MESQUITE, NEVADA 89027
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