

014-010-08, 014-010-17, 014-010-18 )  
014-010-19, 014-010-20, 014-010-21 )  
014-010-22, 014-010-23 )

R.P.T.T.: \$ 0.00 )

RECORDING REQUESTED BY: )  
Pinion Juniper LLC )  
PO Box 1030 )  
Caliente, NV 89008 )

WHEN RECORDED MAIL TO: )  
Pinion Juniper LLC )  
P O Box 1030 )  
Caliente, NV 89008 )



OFFICIAL RECORD  
AMY ELMER, RECORDER

**GRANT, BARGAIN AND SALE DEED**

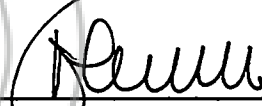
THIS INDENTURE WITNESSETH: That **325 East Fourth Street LLC** ("Grantor"), a Nevada limited liability company, in consideration of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Pinion Juniper LLC** ("Grantee"), a Nevada limited liability company, and to its successors and assigns of such Grantee forever, all that certain real property ("**Water Rights**") situated in Lincoln County, State of Nevada, described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF;**

Together with all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: November 3, 2021.


325 EAST FOURTH STREET LLC

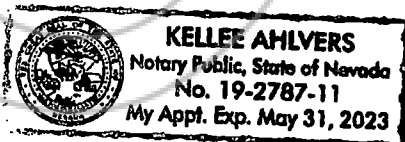
By   
John H. Huston, Manager

STATE OF NEVADA )  
 ) ss.  
County of Lincoln )

This instrument was acknowledged before me this 3 day of November, 2021, by John H. Huston as Manager of 325 East Fourth Street LLC.

NOTARIAL  
SEAL:

  
Signature of Notary



## Exhibit "A"

### Water Rights

Any and all water and water rights ("Water Rights") located in Lincoln County, Nevada as described as follows:

(1) All those certain water rights for irrigation purposes associated with 13.0 cultural acres located in the NW1/4NW1/4 of Section 2, Township 5 South, Range 66 East, M.D.B.&M., being 65.0 acre-feet per year of the combined duty of Proof #01262 and Proof #01704, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and

(2) All those certain water rights for irrigation purposes associated with 1.2 cultural acres located in the NE1/4NE1/4 of Section 3, Township 5 South, Range 66 East, M.D.B.&M., being 6.0 acre-feet per year of duty of Proof #01704, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and

(3) All those certain water rights for irrigation purposes associated with 15.6 cultural acres located in the SE1/4NE1/4 of Section 3, Township 5 South, Range 66 East, M.D.B.&M., being 78.0 acre-feet per year of the combined duty of Proof #01262 and Proof #01704, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and

(4) All those certain water rights for irrigation purposes associated with 15.0 cultural acres located in the NW1/4SE1/4 of Section 3, Township 5 South, Range 66 East, M.D.B.&M., being 75.0 acre-feet per year of duty of Proof #01704, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and

(5) All those certain water rights for irrigation purposes associated with 3.6 cultural acres located in the NE1/4SE1/4 of Section 3, Township 5 South, Range 66 East, M.D.B.&M., being 18.0 acre-feet per year of the combined duty of Proof #01262 and Proof #01704, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and

(6) All those certain water rights for irrigation purposes associated with 10.4 cultural acres located in the SW1/4SE1/4 of Section 3, Township 5 South, Range 66 East, M.D.B.&M., being 52.0 acre-feet per year of combined duty of Proof #01704 and of Proof #01262, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and

(7) All those certain water rights for irrigation purposes associated with 11.2 cultural acres located in the NW1/4NE1/4 of Section 10, Township 5 South, Range 66 East, M.D.B.&M., being 56.0 acre-feet per year of duty of Proof #01704, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and

(8) An undivided 37.09% undivided interest in and to 334.5 acre-feet per year (124.07 acre-feet per year) of Permit #45945, limited to use as stated therein, issued by the Division of Water Resources, Office of the State Engineer, State of Nevada.

**INCLUDING** a non-exclusive easement and right-of-way in, over, and across any and all existing ditches, flumes, and division and distribution boxes (collectively "irrigation structures") located on Parcels 4 and Parcel 7 of the record of Survey of Large Parcels for 325 East Fourth Street LLC recorded February 13, 2004, in Book C of Plats, Page 30 as File No. 121774, Lincoln County, Nevada records, necessary or convenient to the access, operation, maintenance, replacement and repair of all such irrigation structures in order that all of the lands irrigated or entitled to be irrigated pursuant to Proof #01262, Proof #01704, and Permit #45945, records of the Division of Water Resources, Office of the State Engineer, State of Nevada, may be fully irrigated in keeping with historic priorities and irrigation practices and Proof #01262, Proof #01704, and Permit #45945; and

**INCLUDING** a non-exclusive easement and right-of-way in, over, and across the above-described lands sufficient for the operation, maintenance, replacement and repair of the water well and related improvements and electrical equipment and piping constructed and installed pursuant to Permit #45945, records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and

**INCLUDING** the rights, easements and rights-of-way necessary and convenient to divert and use beneficially all the Water Rights for irrigation and cropping of the land on and across Parcels 3, 5, 6, 8 and 9 of the Record of Survey Map of Large Parcels for 325 East Fourth Street LLC recorded February 13, 2004, in Book C of Plats, Page 30 as File No. 121774, Lincoln County, Nevada records, and Parcel 1 of that certain Parcel Map recorded August 22, 1994 in the Office of the County Recorder, Lincoln County, Nevada in Book A of Plats, Page 425 as File No. 102249, Lincoln County, Nevada records; provided that Grantee shall not be required to continue irrigation of the land for any period and may transfer and move the Water Rights off the land at Grantee's sole option; and

**INCLUDING** a non-exclusive easement and right-of-way in, over, and across any and all such irrigation structures necessary and convenient to the access to, operation, maintenance, replacement and repair of all such irrigation structures in order that all the lands irrigated or entitled to be irrigated pursuant to Proof #01262, Proof #01704, and Permit #45945, records of the Division of Water Resources, Office of the State Engineer, State of Nevada, may be fully irrigated in keeping with historic priorities and irrigation practices.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) ~~014-010-08~~; ~~014-010-17~~  
 b) ~~014-010-18~~; ~~014-010-19~~  
 c) ~~014-010-20~~; ~~014-010-21~~  
 d) ~~014-010-22~~; ~~014-010-23~~

2. Type of Property:
- |                                     |                           |                             |                  |
|-------------------------------------|---------------------------|-----------------------------|------------------|
| a) <input type="checkbox"/>         | Vacant Land               | b) <input type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/>         | Condo/Twnhse              | d) <input type="checkbox"/> | 2-4 Plex         |
| e) <input type="checkbox"/>         | Apt. Bldg                 | f) <input type="checkbox"/> | Comm'l/Ind'l     |
| g) <input type="checkbox"/>         | Agricultural              | h) <input type="checkbox"/> | Mobile Home      |
| <input checked="" type="checkbox"/> | Other <u>WATER RIGHTS</u> |                             |                  |

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

3. Total Value/Sales Price of Property \$ 1000<sup>00</sup>  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 1000<sup>00</sup>  
 Real Property Transfer Tax Due \$ 39<sup>00</sup>

**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 Manager of Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: 325 EAST FOURTH STREET LLC  
 Address: PO Box 1030  
 City: CALIENTE  
 State: NV Zip: 89008

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

Print Name: PINION JUNIPER LLC  
 Address: P.O. Box 1030  
 City: CALIENTE  
 State: NV Zip: 89008

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

Print Name: 325 EAST FOURTH STREET LLC Escrow #: \_\_\_\_\_  
 Address: PO Box 1030  
 City: CALIENTE State: NV Zip: 89008