



OFFICIAL RECORD
AMY ELMER, RECORDER

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)

**QUITCLAIM DEED
(Water Rights)**

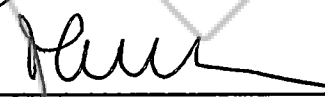
THIS INDENTURE WITNESSETH: That **Pinion Juniper LLC** ("Grantor"), a Nevada limited liability company, in consideration of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, does hereby Conveys and Quitclaims to **Caliente Land Company LLC** ("Grantee"), a Nevada limited liability company, 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 12, 2021.

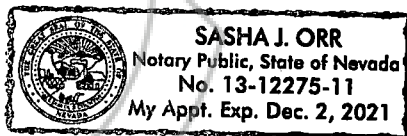
PINION JUNIPER LLC

By 
John H. Huston, Manager

STATE OF NEVADA)
County of Lincoln) ss.

This instrument was acknowledged before me this 12 day of November, 2021, by John H. Huston as Manager of Pinion Juniper 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:

All those certain water rights for irrigation purposes associated with 8.0 cultural acres located in the NW1/4NE1/4 of Section 10, Township 5 South, Range 66 East, M.D.B.&M., being 40.0 acre-feet per year of duty of Proof #01704, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada;

EXEPT AND RESERVING the following described water rights (the "**Excepted and Reserved Water Rights**"):

(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 3.2 cultural acres located in the NW1/4NE1/4 of Section 10, Township 5 South, Range 66 East,

M.D.B.&M., being 16.0 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 non-exclusive rights, easements and rights-of-way necessary and convenient to divert and beneficially use all the Water Rights for irrigation and cropping of certain land located in Lincoln County, Nevada; and

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**"), 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 #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

EXCEPT AND RESERVING the rights, easements and rights-of-way necessary and convenient to diverts and use beneficially all the Excepted and Reserved Water Rights for irrigation and cropping of certain land located in Lincoln County, Nevada;

EXCEPT AND RESERVING a non-exclusive easement and right-of-way in, over, and across any and all 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**

1. Assessor Parcel Number(s)

- a. _____
- 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

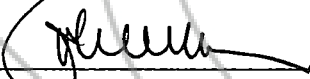
- 3.a. Total Value/Sales Price of Property \$ 1,000.00
- b. Deed in Lieu of Foreclosure Only (value of property (_____))
- c. Transfer Tax Value: \$ 1,000.00
- d. Real Property Transfer Tax Due \$ 3.90

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  Capacity: Manager

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Pinion Juniper LLC
Address: P O Box 1030
City: Caliente
State: Nevada Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Caliente Land Company LLC
Address: P O Box 1030
City: Caliente
State: Nevada Zip: 89008

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

Print Name: John H Huston
Address: P O Box 1030
City: Caliente

Escrow # _____
State: Nevada Zip: 89008

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED