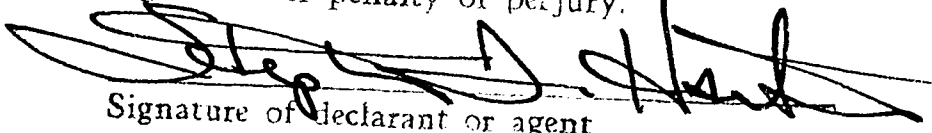


24.00  
14.50  
3  
Documentary Transfer Tax \$ 1,518<sup>00</sup>

( ) Computed on full value of property conveyed; or  
(X) Computed on full value less liens & encumbrances  
remaining thereon at time of transfer.

Signed under penalty of perjury.

  
Signature of declarant or agent  
determining tax - firm name.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 12 day of May,  
1978, by and between NEVIS INDUSTRIES, INC., a Nevada corporation,  
of 402 North Division Street, Carson City, Nevada, 89701,  
grantor, and DONALD E. BENTLY and SUSAN L. BENTLY, husband and  
wife, as tenants in common, of Post Office Box 157, Minden,  
Nevada, 89423, grantee,

W I T N E S S E T H:

That the grantor, in consideration of the sum of TEN  
DOLLARS (\$10.00), lawful money of the United States, and other  
good and valuable consideration, to it in hand paid by the  
grantee, the receipt whereof is hereby acknowledged, does by  
these presents grant, bargain and sell to the grantee and to  
his heirs and assigns forever, all that certain lot, piece or  
parcel of land situate, lying and being in Douglas County,  
Nevada, and more particularly described as follows:

See Attached Exhibits "A-1",  
"A-2" and "A-3"

SPECIFICALLY INCLUDING the water rights described in  
Exhibit "B" attached hereto and incorporated herein by this  
reference and the surface water rights derived from the East  
Fork of the Carson River delivered to the Exhibit "A-1" property  
through the Allerman and Dangberg Ditch system, which are  
appurtenant to the Exhibit "A-1" property. Specifically  
excluding any and all other ground water or surface water  
rights which pertain to or be appurtenant to "Exhibit A-1",

1 "A-2" or "A-3" property including, but not limited to, any  
2 rights derived from Heenan Lake, Alpine Land and Reservoir  
3 stock ownership or any other water source which may have or may  
4 now affect the Exhibit "A-1", "A-2" and "A-3" property.

5 SUBJECT TO that certain Agreement and Conveyance of  
6 Easements and Water Rights dated May 10, 1978, between JOHN B.  
7 ANDERSON and EDITH ANDERSON and NEVIS INDUSTRIES, INC., to be  
8 recorded in the Office of the Recorder of Douglas County,  
9 Nevada, affecting the above described water rights and Exhibit  
10 "A-1", "A-2" and "A-3" property.

11 TOGETHER WITH all of grantor's, if any it may have,  
12 right, title and interest, including any reversionary interest  
13 of grantor in and to all oil, oil rights, mineral rights,  
14 natural gas rights, and other hydrocarbons by whatsoever name  
15 known, together with all geothermal steam and steam power that  
16 may be within or under the parcel of land herein described  
17 above together with the perpetual right of drilling, mining,  
18 exploring and operating therefor and storing in and removing  
19 the same from said land, or any other land, including the right  
20 to whipstock or directionally drill and mine from lands other  
21 than those herein described above, oil or gas wells, tunnels  
22 and shafts into, through or across the subsurface of the land  
23 herein described above and to bottom such whipstocked or direc-  
24 tionally drilled wells, tunnels and shafts under and beneath or  
25 beyond the exterior limits thereof, and to redrill, retunnel,  
26 equip, maintain, repair, deepen and operate any such wells or  
27 mines, TOGETHER WITH the right to drill, mine, store, explore  
28 and operate through or on, and utilize, all or any portion of  
29 the surface and subsurface of the land herein described above.

30 TOGETHER WITH all and singular the tenements, heredita-  
31 ments and appurtenances thereunto belonging or in anywise  
32 appertaining and the reversion and reversions, remainder and

1 remainders, rents, issues and profits thereof.

2 TO HAVE AND TO HOLD all and singular the permises,  
3 together with the appurtenances, unto the said grantee and to  
4 their heirs and assigns forever.

5 IN WITNESS WHEREOF, the grantor has executed this  
6 conveyance the day and year first above written.

8 NEVIS INDUSTRIES, INC.  
a Nevada corporation

9  
10 *Thomas E. Nevis*  
11 By: THOMAS E. NEVIS, President

13 STATE OF NEVADA )  
14 CARSON CITY ) SS

15 On this 12<sup>th</sup> day of May, 1978, personally  
16 appeared before me, a Notary Public, THOMAS E. NEVIS, known to  
17 me to be the President of Nevis Industries, Inc., and acknowledged  
18 that he executed the foregoing document on behalf of said  
19 corporation.

20 *Stephen A. Hawk*  
21 Notary Public

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TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M.

Section 27: S 1/2 of the N 1/2; S 1/2 of the S 1/2 of the N 1/2 of the N 1/2, all lying westerly of the Allerman Canal diversion ditch as established, situate and existing in 1978; the N 1/2 of the SW 1/4 and SE 1/4 of the SW 1/4.

EXHIBIT "A-1"  
Page 1 of 1

EXHIBIT "A-2"  
DESCRIPTION

PARCEL NO. 1:

TOWNSHIP 14 North, RANGE 21 EAST, M.D.B. & M.

- Section 16: Northeast 1/4 of the Southwest 1/4.  
Section 23: Northeast 1/4 of the Northwest 1/4; Southwest 1/4 of the Southeast 1/4.  
Section 25: Northwest 1/4 of the Northeast 1/4.

TOWNSHIP 14 NORTH, RANGE 22 EAST, M.D.B. & M.

- Section 15: Northeast 1/4 of the Northwest 1/4; Northeast 1/4 of the Southwest 1/4; Southwest 1/4 of the Southwest 1/4; Southwest 1/4 of the Northeast 1/4; Southeast 1/4 of the Northwest 1/4.  
Section 16: Southwest 1/4 of the Northwest 1/4; Northwest 1/4 of the Southeast 1/4.  
Section 20: Northwest 1/4 of the Northwest 1/4.  
Section 22: Northwest 1/4 of the Northeast 1/4; Northeast 1/4 of the Northwest 1/4.  
Section 30: Northeast 1/4 of the Southeast 1/4.

TOWNSHIP 14 NORTH, RANGE 23 EAST, M.D.B. & M.

- Section 20: Northwest 1/4 of the Northwest 1/4.

TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M.

- Section 24: North 1/2 of the Southwest 1/4; Southeast 1/4.  
Section 25: East 1/2.

TOWNSHIP 13 NORTH, RANGE 21 EAST, M.D.B. & M.

- Section 7: Lot 4 of the Southwest 1/4. (Southwest 1/4 of the Southwest 1/4).  
Section 15: Southwest 1/4; South 1/2 of the Northwest 1/4.  
Section 16: South 1/2 of the Northeast 1/4; Southeast 1/4.  
Section 21: Northeast 1/4.  
Section 24: Southwest 1/4 of the Southeast 1/4.

(continued)

Parcel #1 continued

Section 36: NE 1/4 of the NE 1/4

TOWNSHIP 13 NORTH, RANGE 22 EAST, M.D.B. & M.

Section 8: SW 1/4 of the SE 1/4

Section 9: SE 1/4 of the NW 1/4.

Section 12: NE 1/4 of the NW 1/4.

Section 18: S 1/2 of the SE 1/4; S 1/2 of the SW 1/4.

Section 19: N 1/2 of the NE 1/4; Lot 2 of the NW 1/4 (SW 1/4 of the NW 1/4)

Section 20: SE 1/4; E 1/2 of the SW 1/4; S 1/2 of the NW 1/4; E 1/2 of the NE 1/4.

TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B. & M.

Section 22: E 1/2 of the SE 1/4

Section 23: NW 1/4 of the SW 1/4

Section 25: W 1/2 of the NE 1/4; SE 1/4 of the NE 1/4; E 1/2 of the SE 1/4; SW 1/4 of the SE 1/4; NW 1/4 of the SW 1/4.

Section 26: N 1/2 of the SE 1/4.

Section 27: S 1/2 of the S 1/2.

Section 34: N 1/2, SE 1/4, NE 1/4 of the SW 1/4.

Section 35: SE 1/4 of the NW 1/4, SE 1/4 of the SW 1/4

Section 36: NE 1/4, N 1/2 of the SE 1/4, SE 1/4 of the SE 1/4

TOWNSHIP 12 NORTH, RANGE 22 EAST, M.D.B. & M.

Section 4: Lot 3 of the NW 1/4 (NE 1/4 of the NW 1/4)  
Lot 4 of the NW 1/4 (NW 1/4 of the NW 1/4)

Section 5: S 1/2 of the NE 1/4, Lot 1 of the NE 1/4 (NE 1/4 of the NE 1/4.

Lot 2 of the NE 1/4 (NW 1/4 of the NE 1/4)

Section 7: NE 1/4 of the SE 1/4

(continued)



- Section 8: SW 1/4 of the NE 1/4
- Section 9: NW 1/4 of the NW 1/4
- Section 16: SW 1/4 of the SW 1/4
- Section 17: S 1/2 of the NW 1/4, NW 1/4 of the SE 1/4, E 1/2 of the SE 1/4.
- Section 18: N 1/2 of the NE 1/4
- Section 20: E 1/2 of the E 1/2, S 1/2 of the NW 1/4, SW 1/4 of the NE 1/4.
- Section 21: W 1/2 of the W 1/2
- Section 28: NW 1/4 of the NW 1/4
- Section 29: All except the NE 1/4 of the SE 1/4
- Section 30: E 1/2 of the NE 1/4, SW 1/4 of the NE 1/4, SE 1/4, E 1/2 of the SW 1/4 Lot 3 of the SW 1/4 (NW 1/4 of the SW 1/4). Lot 4 of the SW 1/4 (SW 1/4 of the SW 1/4)
- Section 31: Lot 1 of the NW 1/4 (NW 1/4 of the NW 1/4)  
 Lot 2 of the NW 1/4 (SW 1/4 of the NW 1/4)  
 Lot 3 of the SW 1/4 (NW 1/4 of the SW 1/4)  
 Lot 4 of the SW 1/4 (SW 1/4 of the SW 1/4)  
 E 1/2 of the SW 1/4, S 1/2 of the SE 1/4.
- Section 32: NW 1/4, N 1/2 of the NE 1/4, SE 1/4 of the SW 1/4, SW 1/4 of the SE 1/4.
- Section 33: N 1/2 of the NW 1/4, E 1/2 of the NE 1/4.

TOWNSHIP 11 NORTH, RANGE 23 EAST, M.D.B. & M.

- Section 5: E 1/2 of the NE 1/4.

TOWNSHIP 11 NORTH, RANGE 22 EAST, M.D.B. & M.

- Section 4: SW 1/4 of the NW 1/4, SW 1/4.
- Section 5: S 1/2 of the SW 1/4; SW 1/4 of the SE 1/4, S 1/2 of the NE 1/4; SE 1/4 of the NW 1/4;  
 Lot 2 of the NE 1/4 (NW 1/4 of the NE 1/4)  
 Lot 3 of the NW 1/4 (NE 1/4 of the NW 1/4)  
 Lot 4 of the NW 1/4 (NW 1/4 of the NW 1/4)
- Section 6: Lot 1 of the NE 1/4 (NE 1/4 of the NE 1/4)  
 Lot 2 of the NE 1/4 (NW 1/4 of the NE 1/4)  
 Lot 3 of the NW 1/4 (NE 1/4 of the NW 1/4)  
 Lot 4 of the NW 1/4 (NW 1/4 of the NW 1/4)  
 Lot 5 of the NW 1/4 (SW 1/4 of the NW 1/4)  
 Lot 6 of the SW 1/4 (NW 1/4 of the SW 1/4)  
 SE 1/4 of the NW 1/4: NE 1/4 of the SW 1/4  
 (continued)

Parcel #1 continued

- Section 6:  
continued SW 1/4 of the NE 1/4; NW 1/4 of the SE 1/4;  
S 1/2 of the SE 1/4.
- Section 7: E 1/2; E 1/2 of the W 1/2.
- Section 8: W 1/2, SE 1/4; NW 1/4 of the NE 1/4.
- Section 12: NW 1/4 of the NE 1/4.
- Section 21: NE 1/4 of the NE 1/4.

TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B. & M.

- Section 1: Lot 1 of the NE 1/4 (NE 1/4 of the NE 1/4)  
SE 1/4 of the NE 1/4 also the NE 1/4 of the SE 1/4
- Section 2: S 1/2 of the NE 1/4; SE 1/4 of the NW 1/4.
- Section 10: SE 1/4 of the SW 1/4.
- Section 12: S 1/2 of the NW 1/4; E 1/2 of the NE 1/4; SW 1/4 of  
the NE 1/4.
- Section 13: NW 1/4 of the NW 1/4.

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PARCEL #2

All that certain lot, piece or parcel of land situate in the Town of Minden, North of U.S. Highway 395, and West of Buckeye Lane (Sixth Street), and also being in the South 1/2 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B.M., in Douglas County, State of Nevada, more particularly described as follows:

BEGINNING at the Northwest corner of the intersection of Buckeye Lane (Sixth Street) and U.S. Highway 395, from which the Minden Town Monument bears South  $58^{\circ} 06' 23''$  East 713.05 feet; the Town Monument being located South  $89^{\circ} 18' 25''$  East 4,649.90 feet from the one-quarter corner common to Section 30 and 31, Township 13 North, Range 20 East; thence from the Point of Beginning, along the Northerly Right of Way line of U.S. Highway 395, North  $63^{\circ} 25'$  West 146 feet to a point on the Easterly line of the Douglas County School District parcel; thence around the Douglas County School District parcel the following courses; North  $26^{\circ} 35'$  East 55 feet; thence North  $63^{\circ} 25'$  West 60 feet to a point on the Easterly boundary of that certain parcel of land described in Deed recorded September 25, 1968, in Book 62, Page 160, as File No. 42368, Official Records; thence North  $26^{\circ} 35'$  East 70 feet; thence South  $63^{\circ} 25'$  East 206 feet to a point on the Westerly line of Buckeye Lane (Sixth Street); thence South  $26^{\circ} 35'$  West 125 feet to the POINT OF BEGINNING.

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20650

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EXHIBIT "A-2"  
Page 5 of 5

EXHIBIT "A-3"

PARCEL NO. 3:

A parcel of land, located in the North 1/2 of the North 1/2 of Section 32, and in the South 1/2 of the South 1/2 of Section 29, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at the Minden Town Monument located near the intersection of Fifth Street and Highway 395, proceed South  $50^{\circ}13'34''$  East, a distance of 274.73 feet to the True Point of Beginning, which lies on the Northeasterly right-of-way line of said Highway 395, and is also described as being South  $31^{\circ}22'$  East, a distance of 82.38 feet, from a point 37 feet right of Highway Sta. "0" 71 + 72.19 PC; thence North  $58^{\circ}38'$  East, a distance of 141.39 feet to a point; thence around a curve to the right, having a beginning tangent of North  $28^{\circ}17'06''$  West, a central angle of  $33^{\circ}39'50''$ , a radius of 293.42 feet, and a length of 172.40 feet, to a point; thence North  $63^{\circ}25'$  West, a distance of 89.22 feet to a point; thence North  $26^{\circ}35'$  East, a distance of 281.00 feet, to a point; thence North  $53^{\circ}08'30''$  West, a distance of 37.30 feet, to a point; thence around a curve to the left, having a beginning tangent of North  $58^{\circ}59'31''$  East, a central angle of  $30^{\circ}28'17''$ , a radius of 613 feet, and a length of 326.01 feet, to a point; thence South  $52^{\circ}54'55''$  East, a distance of 213.40 feet, to a point; thence South  $81^{\circ}58'21''$  East, a distance of 432.72 feet, along a fence, to a point; thence South  $1^{\circ}15'49''$  West, a distance of 79.34 feet, along a fence, to a point; thence South  $21^{\circ}35'$  East, a distance of 219.44 feet, along a fence, to a point; thence South  $30^{\circ}52'53''$  East, a distance of 208.57 feet, along a fence, to a point; thence South, a distance of 733.12 feet, to a point on a fence, which is the Southeast corner of the parcel; thence South  $89^{\circ}32'49''$  West, a distance of 576.71 feet, along the fence and Northerly boundary of Zerolene Road, to a point which is the Southwest corner of the parcel; thence North  $31^{\circ}22'$  West, a distance of 592.53 feet, parallel to and 142 feet Northeasterly of the Northeast right-of-way line of Highway 395, to a point; thence North  $31^{\circ}36'$  West, a distance of 150.05 feet, to a point; thence South  $58^{\circ}38'$  West, a distance of 141.59 feet, to a point; thence North  $31^{\circ}22'$  West, a distance of 50.00 feet, along said Northeasterly right-of-way line of Highway 395, to the POINT OF BEGINNING.

TOGETHER WITH right of non-exclusive access to and along said Zerolene Road and along a 25 foot wide non-exclusive easement for access and utilities, extending from said Zerolene Road adjacent to and Northwesterly of the Neddenriep property, to Highway 395.

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EXHIBIT "A-3"  
Page 1 of 1

20650  
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EXHIBIT "B"  
WATER PERMITS

Number:

3956

3957

3958

3960

4452

4453

4437

4428

4938

9979

11268

11269

11270

ADJUDICATED WATER RIGHTS IN PINENUT CREEK AND TRIBUTARIES

PROOF NUMBER:

CERTIFICATE NUMBER

02714

462

02715

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02716

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02723

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02724

473

Exhibit "B"  
Page 1 of 1

COPY

REQUESTED BY

**LAWYERS TITLE INS. CORP.**

IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

#14.00 PD

1978 MAY 12 PM 4: 53

PATRICIA J. WILLIAMS  
RECORDER

*Donna Fuchter*  
*Wep.*

20650

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