

GIFT DEED

THIS INDENTURE, made this *7th* day of *August*, 1982, by and between ALMA A. JACOBSEN, a widow, as her sole and separate property, Grantor, and ROSS CHICHESTER, a single man, as his sole and separate property, Grantee,

W I T N E S S E T H

That Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration and the love and affection had and borne by Grantor for Grantee, in dealing with the 2.11% interest which she presently holds in the real property hereinafter described, does by these presents grant, bargain and sell unto ROSS CHICHESTER, and to his heirs and assigns, forever, a .66% interest of Grantor's undivided 2.11% interest in the following real property situated in the County of Douglas, State of Nevada, described as follows:

PARCEL 1: The Southeast quarter of Section 33, Township 13 North, Range 20 East, Mount Diablo Base & Meridian, containing 160 acres of land;

EXCEPTING the West 33 feet thereof containing 2 acres, more or less, heretofore conveyed for a right of way for a ditch.

PARCEL 2: Commencing at a point North 50° 15' East 142 feet, more or less, from a fence post North of the town of Gardnerville, marked No. 1 S.I. - A. J., standing at the Southeast corner of the S. A. Imelli alfalfa field; thence North 50° 15' East 946.75 feet, more or less, to a concrete post 5 inches in diameter; thence North 41° 40' West 202 feet to a concrete post 5 inches in diameter standing on the South bank of the C. H. Springmeyer ditch; thence North 0° 45' East 400 feet along a fence to a concrete post 5 inches in diameter standing in the fence corner at the Northeast corner of the S. A. Imelli tract and on South boundary of the Dangberg tract of

land; thence North 89° 45' East 1385.3 feet along the Southerly boundary of said Dangberg tract to the East bank of the Ezell Irrigating Ditch; thence South 0° 43' East 1495.3 feet along the East bank of said Ezell Irrigating Ditch to a 2" x 2" stake standing at the Northeast corner of Mrs. A. Jensen's land; thence South 89° 35' West 961.1 feet; thence South 45° 45' West 70 feet to a point; thence South 9° 5' West 386.70 feet; thence South 52° West 121.7 feet; thence North 44° 42' West 232.57 feet; thence South 45° 45' West 42 feet, more or less, along the North line of Eddy Street; thence North 45° 10' West 450 feet, more or less, to the boundary line of the property belonging to and owned by Douglas County, commonly known as the "County Poor Farm"; thence North 45° 45' East 51 feet, more or less; thence North 45° 10' West 529.8 feet, more or less, along the boundary line of the "County Poor Farm" to the point of beginning.

EXCEPTING HOWEVER, that certain parcel of land conveyed to F. J. Phillips by deed dated October 19, 1932, recorded in Book T of Deeds, page 385, Douglas County Records, and more particularly described as follows:

Beginning at a point that bears North 45° 45' East 228.10 feet from the intersection of the centerline of Eddy Street, in the town of Gardnerville, County of Douglas, State of Nevada, and the Easterly side line of a street commonly known and called "Court House street"; thence South 44° 42' East 214.07 feet; thence North 52° East 121.70 feet; thence North 9° 05' East 270 feet; thence South 45° 45' West 139 feet; thence North 44° 42' West 150 feet; thence South 45° 45' West 202 feet; thence South 44° 42' East 81.5 feet, more or less to the point of beginning; said parcel of land being in the Southwest quarter of Section 33, Township 13 North, Range 20 East, Mount Diablo Base and Meridian.

TOGETHER with a right of way along the Southwesterly, Northwesterly and North-easterly line of the above described property, not exceeding 20 feet in width, for a roadway for ingress and egress from the above mentioned premises.

EXCEPTING HOWEVER, that certain parcel of land conveyed to the town of Gardnerville, by deed dated June 6, 1941, recorded in Book W of Deeds, page 266, Douglas County

records, and more particularly described as follows, to-wit:

All that certain piece or parcel of land lying and being in the Southwest quarter of the Southwest quarter of Section 33, Township 13 North, Range 20 East, Mount Diablo Base and Meridian, lying East of and adjacent to the town of Gardnerville, and more particularly described by metes and bounds as follows, to-wit:

Beginning at a point at the Northeast corner of the parcel, said point of beginning being described as bearing South 34° 09' 40" West a distance of 1835.70 feet from the one-quarter corner common to Sections 32 and 33 of said township and range; thence South 44° 44' East 331.40 feet to the Southeast corner of the parcel and fence line; thence South 49° 00' West along the fence line a distance of 47.40 feet to the Southwest corner of the parcel; thence North 44° 54' West along the East side of Gardnerville Town Park, formerly a parcel of the A. Jensen land, a distance of 327.40 feet to the Northwest corner of the parcel; thence North 44° 11' East 48.20 feet to the point of beginning, containing an area of 0.36 acres, more or less.

Containing 217.64 acres, more or less.

Subject to existing rights of way.

TOGETHER with the following water rights as set out in U.S.A. vs. Alpine Land and Reservoir Company, et al., Action No. D-183 in Proposed Findings of Fact, Conclusions of Law and Decree, in the District Court of the United States, in and for the District of Nevada:

(a) The water rights allotted to Christeene I. Jacobsen from East Fork of Carson River through company ditch for the irrigation of 194.2 acres of the security;

(b) The water rights allotted to Christeene I. Jacobsen from Cottonwood Slough ditches through Ezell Ditch for 36.2 acres, being an alternate right for same acreage under the company ditch;

(c) The water rights allotted to Mrs. Christeene I. Jacobsen from Cottonwood Slough ditches through Ezell and McFanning ditch for the irrigation of 16.63 acres of the security.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, and the result of this conveyance being that the ownership of the foregoing property hereafter shall be in the following percentages:

ALMA A. JACOBSEN	1.45%
RHODA J. CHICHESTER	75.59%
ROBERT L. CHICHESTER, JR.	11.48%
ROSS CHICHESTER	11.48%

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

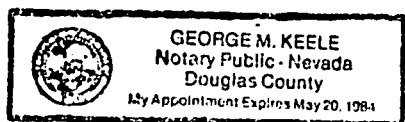
*Alma A. Jacobsen*  
ALMA A. JACOBSEN,

GRANTOR

STATE OF NEVADA )  
                          :  
COUNTY OF DOUGLAS )

On this 7<sup>th</sup> day of August, 1982, personally appeared before me, a Notary Public in and for said County and State, ALMA A. JACOBSEN, who acknowledged to me that she executed the above instrument.

*George M. Keele*  
Notary Public



EXEMPTION

This transaction comes within the exemption of N.R.S.  
375.090, being a transfer of title without consideration from one  
tenant in common to a remaining tenant in common.

UNDER PENALTY OF PERJURY:

Alma A. Jacobsen

Mail Tax Statements to:  
WHEN RECORDED RETURN TO:

GLENN E. LOGAN  
P. O. Box 638  
Gardnerville, NV. 89410

REQUESTED BY  
Sherrin O'Reilly et al  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA  
\$ 8.00 pd.  
1982 AUG 13 PM 4:04

-5-

SUZANNE BEAUDREAU  
RECORDER

Carl J. Lohr 70164  
Dep. LIBER 882 PAGE 617

Sherrin, O'Reilly  
& Walsh

Attorneys At Law  
Carson City and  
Gardnerville, Nevada