

QUITCLAIM DEED

THIS INDENTURE, mad this 25 day of January
1985, by and between RHODA CHICHESTER, a married woman, of
Douglas County, State of Nevada, Party of the First Part,
and RHODA CHICHESTER, as Trustee of the RHODA CHICHESTER
REVOCABLE TRUST, of Douglas County, State of Nevada, Party
of the Second Part,

W I T N E S S E T H:

That the said Party of the First Part, in
consideration of the sum of TEN DOLLARS (\$10.00), lawful
money of the United States, to them in hand paid by Party
of the Second Part, do hereby release, convey and forever
quitclaim unto Party of the Second Part, all her right,
title and interest, including any after-acquired interest,
in that lot, piece or parcel of land situate in the County
of Douglas, State of Nevada, more particularly described
as follows in Exhibit "A" as attached hereto and incor-
porated herein by reference as if set forth fully here.

TOGETHER WITH all the tenements, hereditaments and
appurtenances thereunto belonging, or appertaining, and the
reversions, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, with the
appurtenances, unto the said RHODA CHICHESTER, as Trustee
of the RHODA CHICHESTER REVOCABLE TRUST, and to her
successors and assigns, forever.

IN WITNESS WHEREOF, the Party of the First Part
has hereunto set her hand the day and year first above written.


RHODA CHICHESTER

WHEN RECORDED
RETURN TO:

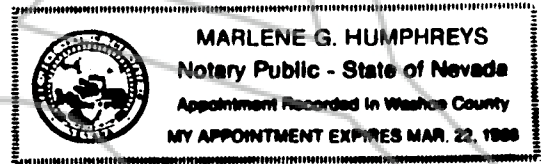
LAB
VARGAS & BARTLETT
ATTORNEYS AT LAW
201 W. LIBERTY STREET
RENO, NEVADA
786-5000

112914
BOOK 185 PAGE 2218

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

On this 25th day of January, 1985,
personally appeared before me, a Notary Public, RHODA
CHICHESTER, who acknowledged to me that she executed the
foregoing instrument.

Marlene G. Humphreys
NOTARY PUBLIC



COPY

E X H I B I T "A"

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 the South boundary of 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 Irrigation 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, record 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 Northeasterly 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 of parcel or land lying and being in the Southwest quarter of the Southwest quarter of Section 33, Township 13 North, Range 20 East, Mount Diablo Base & 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 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.

PARCEL 3: All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land situated in and being located in the SE 1/4 of Section 33, T. 13 N., R. 20 E., M.D.B. & M., more particularly described as follows:

COMMENCING at the North West corner of the South East quarter (1/4) of Section 33, Township 13 North, Range 20 East, running thence South 160 rods, to the South West corner of said South East quarter (1/4) of said Section; thence at right angle, running East 33 feet; thence at right angle running North 160 rods; thence at right angle running West 33 feet to the Place of Beginning.

TOGETHER WITH a strip of land 10 feet wide, more or less, along the East line of the South West 1/4 of Section 33, T. 13 N., R. 20 E., commonly known as the Dangberg Road,

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.
AP 25-080-04.

PARCEL 4: All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land situated in and being located in the NE 1/4 of Section 4, T. 13 N., R. 20 E., M.D.B. & M., more particularly described as follows:

COMMENCING at the North West corner of the North East quarter (1/4) of Section 4, Township 13 North, Range 20 East, running thence South 160 rods to the South West corner of said North East quarter (1/4) of said Section; thence at right angle, running East 33 feet; thence at right angle running North 160 rods; thence at right angle running West 33 feet to the Place of Beginning.

Parcel 5: The perpetual right to make and maintain a reservoir for the accumulation, storing, and saving of water for the exclusive benefit of the said Grantees, their heirs and assigns, upon that certain piece, parcel, or tract of land, situate

lying and being in the County of Douglas, State of Nevada, described as follows, to wit:

The South West Quarter (1/4) of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, said reservoir being more particularly described as follows, to wit:

By a dam or levee, commencing upon the North line of the South West quarter (1/4) of Section 33, Township 13 North, Range 20 East, aforesaid at a point 143 rods and 7 feet West of the North East Corner of said South West quarter (1/4) of said Section, running thence diagonally in a South Westerly direction, to a point in the West line of said South West quarter (1/4) of said Section, 11 rods and 10 1/2 feet South of the North West corner of said South West quarter of said Section, running thence South, along said West line of said South West quarter of said Section, to a point 36 rods South of the North West corner of said South West quarter (1/4) of said Section, or so far as may be necessary to raise the water to a level with the top of a granite rock or monument set in the ground at a point about 63 rods, 13 1/2 feet South from a point in the North line of said South West quarter (1/4) of said Section, about 93 rods West of the North East corner of said South West quarter of said Section 33, Township and Range aforesaid, said granite rock or monument being in dimensions as follows, to-wit:

About 2 1/2 feet long, by about 16 inches wide, and of an average thickness of about 5 inches, said rock or monument being imbedded in the earth at the point hereinbefore described, at its full length or depth, lengthwise, as a perpetual land mark, to the top of which the said Grantees may raise the water in said reservoir, and no higher.

REQUESTED BY

Varas & Bartlett
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'85 JAN 29 AM 11:28

-4-

SUZANNE BEAUDREAU
RECORDER

\$ 10⁰⁰ PAID *BK* DEPUTY

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