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RECORDED CONCURRENTLY  
HEREWITH

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WATER RIGHTS DEED

THIS INDENTURE, made this 10 day of FEBRUARY, 1988, by and between JOHN B. ANDERSON and EDITH ANDERSON, husband and wife, as Grantor, and ROBERT L. HELMS, as trustee of the ROBERT L. HELMS AND PAULINE F. HELMS FAMILY TRUST under Amended and Restated Declaration dated March 1, 1985, as Grantee;

W I T N E S S E T H :

That the Grantor, in consideration of the sum of TEN AND NO/100THS 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 its successors and assigns forever, any and all water rights, whether surface rights or underground rights, which are owned or held by Grantor, whether acquired by reservation, reversion, remainder, decree, or otherwise, including, but not limited to, any and all rights of Grantor under that certain final decree entered on October 28, 1980, in the United States District Court for the District of Nevada, civil case no. D-183 BRT, in the case entitled The United States of America v. Alpine Land & Reservoir Company, et al. ("the Final Decree), and which were formerly used on, or in connection with, any real property located in Douglas County, Nevada, and including, but not limited to, all water rights which Grantor may have acquired, reserved, or retained by reason of any of the recorded instruments described in Exhibit "A" attached hereto and incorporated herein by this reference, and including, but not limited to, all surface water rights relating to the "1/3-2/3" agreement as referenced in the Final Decree, which affects the historical custom and usage of certain surface waters in Carson Valley, Douglas County, Nevada;

TOGETHER WITH all of Grantor's interest in any water rights of any character, for any use which may have been historically exercised by or vested in Grantor (or a predecessor in interest to Grantor) located on public lands or other private lands which are not owned by Grantor in Douglas County, Nevada, pursuant to the water laws of the State of Nevada.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

TO HAVE AND TO HOLD all singular the premises, together with the appurtenances, unto the said Grantee and to its successors

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BOOK 288 PAGE 2043

and assigns forever.

It is specifically the intent of the parties to this conveyance to include all water rights owned by JOHN B. ANDERSON and EDITH ANDERSON, or either of them, now or formerly used on, or in connection with, whatever real property wheresoever located in Douglas County, Nevada.

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

*[Handwritten Signature]*  
 \_\_\_\_\_  
 JOHN B. ANDERSON

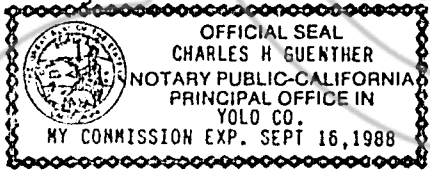
*[Handwritten Signature]*  
 \_\_\_\_\_  
 EDITH ANDERSON

By: *[Handwritten Signature]*  
 \_\_\_\_\_  
 JOHN B. ANDERSON, as  
 her attorney-in-fact

"Grantor"

*CALIFORNIA*  
 STATE OF ~~NEVADA~~ )  
 ) ss.  
 COUNTY OF YOLO )

On this 15TH day of FEBRUARY, 1988, personally appeared before me, a Notary Public, JOHN B. ANDERSON, who acknowledged that he executed the above instrument.



*[Handwritten Signature]*  
 \_\_\_\_\_  
 NOTARY PUBLIC

*CALIFORNIA*  
 STATE OF ~~NEVADA~~ )  
 ) ss.  
 COUNTY OF YOLO )

On this 15TH day of FEBRUARY, 1988, personally appeared before me, a Notary Public, JOHN B. ANDERSON, known to me to be the person whose name is subscribed to the within

instrument as the attorney-in-fact of EDITH ANDERSON, and acknowledged to me that he subscribed the name of EDITH ANDERSON thereto as principal, and his own name as attorney-in-fact, freely and voluntarily, and for the uses and purposes therein mentioned.

*Charles H. Guenther*  
NOTARY PUBLIC

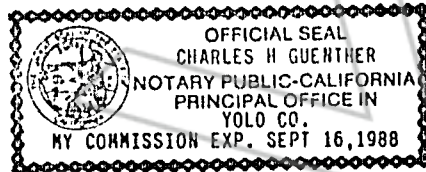


EXHIBIT "A"

TO WATER RIGHTS DEED

(Anderson)

1. That certain deed wherein ALL-AMERICAN SHELTER COMPANY, a Nevada corporation, is grantee, recorded on June 19, 1980, in Book 680 of Official Records, at page 1687, as document no. 45439.

2. That certain deed wherein LEONARD A. ANKER and FRANCES H. ANKER, as trustees of the ANKER FAMILY TRUST, are grantees, recorded on November 8, 1984, in Book 1184 of Official Records, at page 702, as document no. 109809.

3. That certain deed wherein H. F. DANGBERG LAND CO., is grantee, recorded May 5, 1984, in Book 384 of Official Records, at page 204, as document no. 097687.

4. That certain deed wherein G. P. TRUCKING CO., a California corporation, is grantee, recorded on August 10, 1978, in Book 878 of Official Records, at page 906, as document no. 23962.

5. That certain deed wherein J. B. DANGBERG LAND COMPANY, a Nevada corporation, is grantee, recorded on March 30, 1978, in Book 378 of Official Records, at page 1923, as document no. 19096.

6. That certain Agreement and Conveyance of Easements and Water Rights dated May 10, 1978, recorded on May 12, 1978, in Book 578 of Official Records, at page 949, as document no. 20648.

7. That certain deed wherein EMILE FURLAN, et al., are grantees, recorded on March 30, 1978, in Book 378 of Official Records, at page 1953, as document no. 19097.

\* \* \*

REQUESTED BY  
FIRST NEVADA TITLE COMPANY  
IN OFFICIAL RECORDS OF  
COUNTY OF CLATSOP, NEVADA

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SUZANNE BEAUDREAU  
RECORDER

\$ 806 PAID *[Signature]* DEPUTY 172636

BOOK 288 PAGE 2046

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