

RPTT &
RECORDED SEPARATELY
HEREWITH.

WATER RIGHTS DEED

THIS INDENTURE, made this 16 day of FEBRUARY, 1988, by and between CARSON VALLEY LAND COMPANY, a Nevada corporation, (formerly known as H. F. DANGBERG LAND CO.), 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, including, but not limited to, that certain real property located in Douglas County, Nevada, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, 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 "B" 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 in Douglas County, Nevada, which are not owned by Grantor 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;

EXHIBIT "A"

LEGAL DESCRIPTION

TO WATER RIGHTS DEED

A parcel of land located within a portion of the Southeast one-quarter of Section 24, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being further described as Parcel 14, as shown on the Land Division Map filed within the Official Records of Douglas County, Nevada, in Book 978, Page 1937, as Document No. 25701, and being more particularly described as follows:

BEGINNING at a point lying at the intersection of the Northerly right-of-way line of Muller Lane and the East line of said Section 24 from which the East one-quarter corner of said Section 24 bears N. 00°44'00" E., 1903.89 feet;
thence N. 88°37'12" W., 271.11 feet along the Northerly right-of-way line of Muller Lane;
thence N. 86°47'25" W., 1522.81 feet along said Northerly right-of-way line;
thence N. 88°37'57" W., 199.58 feet along said Northerly right-of-way line;
thence N. 00°17'52" W., 887.40 feet;
thence N. 01°45'45" E., 860.86 feet;
thence S. 89°22'00" E., 1992.56 feet to a point on the East line of said Section 24;
thence S. 00°44'00" W., 1822.52 feet along the East line of Section 24 to the POINT OF BEGINNING.

A portion of A.P.N. 17-190-06.

Said land more fully shown as Parcel 14, as set forth on that certain Record of Survey for JOHN B. ANDERSON, filed for record in the Office of the County Recorder of Douglas County, Nevada, on July 26, 1985, as Document No. 120661.

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CVLC (NEV)

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BOOK 288 PAGE 2049

TO WATER RIGHTS DEED

(CVLC)

1. That certain deed wherein the MINDEN-GARDNERVILLE SANITATION DISTRICT, is grantee, recorded July 26, 1985, in Book 386 of the official records of the Douglas County Recorder ("Official Records") at page 785, as document no. 120662, as re-recorded on August 12, 1985, as document no. 121409 of Official Records.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. That certain Agreement and Conveyance of Easements and Water Rights dated May 10, 1978, between NEVIS INDUSTRIES, INC., a Nevada corporation, and JOHN B. ANDERSON and EDITH ANDERSON, husband and wife, recorded on May 12, 1978, in Book 578 of Official Records, at page 949, as document no. 20648.

8. 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.

COPY

REQUESTED BY
FIRST NEVADA TITLE COMPANY

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'88 FEB 16 P4:06

SUZANNE CLAUDREAU
RECORDER

\$ 9.00 PAID JL DEPUTY

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BOOK 288 PAGE 2051