

WHEN RECORDED, MAIL TO:

D.T.T. \$3,035.50

GENOA LAKES VENTURE  
P.O. BOX 7157  
STATELINE, NEVADA 89449

BASED ON FULL VALUE  
LESS LIENS

MAIL TAX STATEMENTS: SAME AS ABOVE

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SIERRA CREEK RANCH, INC., a Nevada corporation, does hereby GRANT, BARGAIN and SELL to GENOA LAKES VENTURE, a Nevada joint venture between DINGMAN, LTD., a Nevada limited partnership, JEFFREY DINGMAN, individually, general partner, and CALVO DEVELOPMENT, LTD., a Nevada corporation, (whose address is: P.O. Box 7157, Stateline, NV 89449), the real property situate in the County of Douglas, State of Nevada, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER with the following described waters and water rights appurtenant to real property attached, which waters and water rights are described in Exhibit "B" attached hereto and by this reference made a part hereof.

RESERVING unto Grantor all waters and water rights described in Exhibit "C" attached hereto and by this reference made a part hereof.

TOGETHER with the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

SUBJECT however to that certain deed of trust in which Novasel and Schwarte Investments, Inc., is Beneficiary recorded on January 29, 1991 as Document No. 243842, Douglas County, Nevada, Official Records.

Dated: 29<sup>th</sup> day of August, 1991.

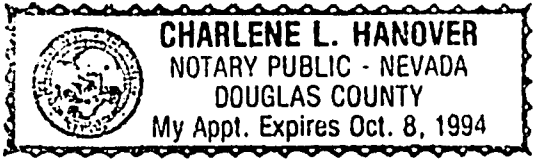
SIERRA CREEK RANCH, INC.,  
a Nevada corporation

By: F. Graham Hollister Jr  
F. GRAHAM HOLLISTER, JR.  
Its: President

By: Joyce A. Hollister  
JOYCE A. HOLLISTER  
Its: SECRETARY TREASURER

STATE OF NEVADA )  
County of Douglas ) ss.

On this 29th day of August, 1991, personally appeared before me, a Notary Public, F. Graham Hollister, Jr. & Joyce A. Hollister personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument.



Charlene L. Hanover  
Notary Public

STATE OF NEVADA )  
County of \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 1991, personally appeared before me, a Notary Public, \_\_\_\_\_ personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument.

\_\_\_\_\_  
Notary Public

EXHIBIT "A"  
TO  
GRANT, BARGAIN AND SALE DEED

DESCRIPTION

A parcel of land located within a portion of Sections 3 and 10, Township 13 North, Range 19 East, Mount Diablo Baseline and meridian, Douglas County, Nevada, described as follows:

PARCEL 1:

Commencing at the Northeasterly corner of Parcel 1-C as shown on the Parcel Map for Janet Davis Hollister and recorded in Book 889 at Page 2803 as Document No. 209037, Douglas County, Nevada, Recorder's Office, THE POINT OF BEGINNING;

thence South 71°20'06" East, 2,328.47 feet; thence South 12°12'24" West, 670.85 feet; thence South 14°10'24" West, 677.00 feet; thence South 85°04'24" West, 558.27 feet; thence South 37°18'24" West, 1,323.40 feet; thence South 34°08'36" East, 1,091.50 feet; thence South 27°27'36" East, 944.28 feet; thence South 57°59'08" East, 547.62 feet; thence North 78°25'26" West, 419.06 feet; thence North 67°34'34" West, 899.23 feet; thence North 37°06'14" West, 136.48 feet; thence North 70°56'29" West, 643.12 feet; thence North 72°37'35" West, 136.28 feet; thence South 19°16'34" West, 236.24 feet; thence North 70°43'26" West, 2,440.58 feet; thence North 23°49'00" East, 461.15 feet; thence along the arc of a curve to the left, having a delta angle of 10°10'14", a radius of 2,030.00 feet and an arc length of 360.34 feet; thence North 13°38'46" East, 1,281.35 feet; thence along the arc of a curve to the right having a delta angle of 00°41'30", a radius of 2,073.03 feet and an arc length of 25.03 feet to the Northerly line of Hollister Avenue; thence South 73°24'56" East, 906.42 feet; thence North 16°58'46" East, 355.34 feet; thence South 73°01'14" East, 275.00 feet; thence North 16°58'46" East, 1,868.56 feet to THE POINT OF BEGINNING.

Excepting therefrom that portion lying within the ordinary high water mark of the Carson River.

Reference is made to Record of Survey for F. Graham Hollister, Jr., et ux, recorded October 3, 1990, in Book 1090, Page 592, as Document No. 235949.

A.P.N. 17-130-43

PARCEL 2:

Parcels 6 and 7 as set forth on Map of Division into Large Parcel for Sierra Creek Ranch, filed for record in the office of the County Recorder, Douglas County, State of Nevada, on May 6, 1986, in Book 586, Page 545, Document No. 134472.

Excepting therefrom the portion lying within the ordinary high water mark of the Carson River.

Reference is made to Map of Division into Large Parcels for Sierra Creek Ranch recorded May 6, 1986, in Book 586, Page 545, Document No. 134472.

A.P.N.'s 17-130-20  
17-130-21

259814

EXHIBIT "B"

**Waters and Water Rights  
conveyed to Grantee**

516.46 acre feet annually of Decreed Carson River Water Rights under Claim Numbers 672 and 673.

280.00 acre feet annually of Decreed Sierra Canyon Creek Water Rights together with a supplemental ground-water right under Permit 9849, Certificate 2784, if necessary, to make up any deficiency in the 280.00 acre feet from Sierra Canyon Creek. The total annual allocation shall not exceed 280.00 acre feet from both sources combined.

34.00 acre feet annually from the springs covered under Proofs of Appropriation 05071, 05072, 05073, 05074, 05076, 05077, 05078, and 05079.

EXHIBIT "C"

**Waters and Water Rights  
reserved to Grantor**

**Water Rights reserved to and retained by Sierra Creek Ranch, Inc.**

All waters and water rights remaining owned by Sierra Creek Ranch, Inc., after the conveyance of the waters and water rights described in Exhibit "B", including all the waters, flow and springs of Sierra Canyon Creek, and out of Sierra Canyon, and all other remaining waters and water rights appurtenant to or used in connection with real property owned by Sierra Creek Ranch, Inc. after the conveyance of lands described in Exhibit "A" including those waters and water rights evidenced by the following applications and permits:

~~Claim of vested right for Well, Permit 9849, artesian flow, evidenced by Proofs of Appropriation 05075 through 05080.~~

*[Handwritten signature]*  
*[Handwritten initials]*

1. Claim of vested right for Well, Permit 9849, to artesian flow, in excess of 280 acre feet, granted to grantee hereunder, evidenced by Proofs of Appropriation 05075 and 05080.
2. Any excess over the 34.00 acre feet, granted to grantee hereunder, annually from the springs covered under Proofs of Appropriation 05071, 05072, 05073, 05074, 05076, 05077, 05078 and 05079.



REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**  
IN OFFICIAL RECORDS OF  
DOMESTIC NEVADA

'91 SEP -9 P4:14

EEH\76170001\GBS-DEED.EEH

Hale, Lane, Peek, Dennison and Howard  
Attorneys and Counsellors at Law  
Reno, Nevada  
(702) 786-7900

SUZANNE H. GIBSON  
RECORDS & COMM. DIV.  
259814  
\$ 9.00 PAID *[Signature]* DEPUTY  
BOOK 991 PAGE 1079