

When recorded mail to:
Thomas and Breyer
71-225 Aerie Drive
Palm Desert, Ca 92260

YM53687CH

D.T.T. 481.00
Based on Full Value

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, is made this 13th day of January, 1993, by and between AQUEDUCT I LIMITED PARTNERSHIP dba AQUEDUCT I LTD. (hereinafter referred to as "Grantor") and BRUCE H. THOMAS AND CLONARD THOMAS, Husband and Wife as Joint Tenants as to an Undivided 1/2 interest and WILLIAM BREYER and SAM BREYER, Husband and Wife as Joint Tenants, as to an undivided 1/2 interest, all as Tenants in Common

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grants, bargains, sells and conveys unto Grantees and to their heirs, successors and assigns forever, all of the following described lot, piece or parcel of land, situate, lying and being in the County of Douglas, State of Nevada, more particularly described in Exhibit "A" attached hereto.

RESERVING UNTO GRANTOR any and all water rights appurtenant to the real property listed herein.

RESERVING UNTO GRANTOR the following easements and rights of access:

- a. All existing easements required to properly administer, deliver and receive water pursuant to the case entitled United States v. Alpine Land & Reservoir Company, United States District Court, District of Nevada, Case No. D-183 BRT.
- b. Any and all interest Grantor and its successors in interest may have in "Dressler Lane extension".
- c. Alterations or improvements, if necessary, to implement the final decision in the case entitled United States v. Alpine Land & Reservoir Company, United States District Court, District of Nevada, Case No. CV-D-190-PMP.

But for the above reservations, to have to and to hold, all and singular, the said premises, together with the appurtenances, unto the said Grantees and to their heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereunto executed this Grant, Bargain and Sale Deed the day and year first above written.

**AQUEDUCT I LIMITED PARTNERSHIP
dba AQUEDUCT I LTD.**


Stillwater Resources & Investments, Inc.
General Partner of Aqueduct I Ltd.

By Ross E. de Lipkau
Ross E. de Lipkau, Attorney-In-Fact for
Walraven Ketellapper, President

297594

STATE OF NEVADA)
)
:SS:
COUNTY OF WASHOE)

On this 13th day of January, 1993, personally appeared before me, a Notary Public, Ross E. de Lipkau, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he is the Attorney-In-Fact for Walraven Ketellapper, President of Stillwater Resources & Investments, Inc., General Partner of Aqueduct I Ltd., and that he executed the foregoing instrument as said Attorney-In-Fact.

 LINDA B. ELLER
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES FEB. 9, 1994



Notary Public

COPY

DESCRIPTION

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

PARCEL A:

The follow described property that lies East of the centerline of the West Fork of the Carson River, further described as follows:

The Northeast 1/4 of said Section 5 along with the following described portion of the Northeast 1/4 of the Southeast 1/4 of Section 5:

BEGINNING at the East 1/4 corner of said Section 5; thence Westerly along the centerline of said Section 5, South 89°57'04" West, 815.66 feet to the TRUE POINT OF BEGINNING; thence South 27°38'11" East, 235.62 feet; thence South 28°55'02" East, 161.50 feet; thence South 29°05'30" East, 312.00 feet; thence South 31°38'10" East, 73.00 feet; thence South 17°07'28" East, 563.00 feet; thence South 10°18'11" East, 100.21 feet to a point on the Southerly line of said Northeast 1/4; thence Westerly along said Southerly line, South 89°55'57" West 1061.28 feet to the Southwest corner of said Northeast 1/4; thence Northerly along the Westerly line of said Northeast 1/4, North 0°18'57" East, 1322.37 feet to the Northwest corner of said Northeast 1/4; thence Easterly along the Northerly line of said Northeast 1/4; thence North 89°57'04" East, 492.93 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the Northeast 1/4 of the Northeast 1/4 of said Section 5.

Together with the following described parcel of land

That portion of the Northeast 1/4 of the Southeast 1/4 of said Section 5 being described as follows:

BEGINNING at the East 1/4 corner of said Section 5; thence Westerly along the centerline of said Section 5, South 89°57'04" West, 815.66 feet; thence South 27°38'11" East, 235.62 feet; thence South 28°55'02" East, 161.50 feet; thence South 29°05'30" East, 312.00 feet; thence South 31°38'10" East, 73.00 feet; thence South 17°07'28" East, 563.00 feet; thence South 10°18'11" East, 100.21 feet to a point on the Southerly line of said Northeast 1/4; thence Easterly along said Southerly line North 89°55'57" East, 246.00 feet to the Southeast corner of said Northeast 1/4 of the Southeast 1/4 of said Section 5; thence Northerly along the Easterly line of said Northeast 1/4 of the Southeast 1/4 of said Section 5, North 0°22'21" East, 1321.96 feet to the POINT OF BEGINNING.

A.P.N. 31-020-30

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

93 JAN 19 AM 1:49

SUZANNE BEAUDREAU
RECORDER
297594
PAID 300 DEPUTY
BOOK 193 PAGE 2397