



EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the West 1/2 of Section 32, Township 14 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Parcel 2-B, as set forth on that certain parcel map for Tomerlin, Carlson and Adams, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 10, 1985, in Book 685, Page 616, as File No. 118396.

Whereas SELLERS, Alexander & Michele Wagner, will retain any and all of the following water rights; #127-000-C-05 & #127-00-E-04, claim #000808 under Carson River Priority 1895 permit #16464 & #24696, certificate #8284, 40 acre feet of surface and supplemental for parcel 21-020-31, ten acres more or less.

To have and to hold the said water and water rights together with tenements, hereditaments and appurtenances thereunto belonging or appertaining and the ditch, ditch rights, the reversion and reversions, remainder and remainders, rents, issues and profits thereof unto the "sellers" its successors and assigns, forever. Together with the right to transport said water through existing ditches, the right to maintain said ditches and the right to enter upon the land which said ditches are located for the purpose of maintenances and repair. Sellers reserve the right to sell, convey or transfer all or a portion of said water rights at any time.

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

'93 DEC 22 P12:20

**325718**  
BK 1293 PG 4838

SUZANNE BEAUBREAU  
RECORDED  
DEPUTY