

This document is recorded as an accomodation and without liability for the consideration therefore or as to the validity or sufficiency of said instrument or for the effect of such recording on the title of the property involved.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

GENE A. EPPLER AND PEGGY P. EPPLER husband and wife

do(es) hereby **GRANT, BARGAIN AND SELL** to

HOWARD W. HERZ AND KREGG L. HERZ husband and wife as Joint Tenants with right of survivorship

all that real property situated in the County of Douglas , State of Nevada, being Assessor's Parcel Number A PORTION OF 23-150-14, specifically described as follows:

A PORTION OF THOSE CERTAIN WATER RIGHTS LOCATED IN DOUGLAS COUNTY, NEVADA WHICH WATER RIGHTS ARE FILED WITH THE STATE ENGINEER, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: APPLICATION NO. 58986 PERMIT NO. 31119 - CERTIFICATE NO. 10013 8 ACRE FEET BEING A PORTION OF 23-150-14.

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

WITNESS my hand this 5 day of January, 1997

Gene A. Eppler
GENE A. EPPLER

Peggy P. Eppler
PEGGY P. EPPLER

STATE OF NEVADA
COUNTY OF Douglas

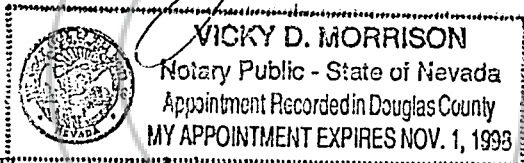
On April 25, 1997 personally appeared before me, a Notary Public,
Gene A. Eppler and Peggy P. Eppler

who acknowledged that t he y executed the above instrument.

Vicky D. Morrison
Notary Public

WHEN RECORDED MAIL TO:

Mr. & Mrs. Howard W. Herz
P.O. Box 1000
Minden, Nevada 89423



The grantor (s) declare:
Documentary transfer tax is 15.60
 computed on full value of property conveyed, or
 computed on full value less value of liens and encumbrances remaining at time of sale

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

REQUESTED BY
MARQUIS TITLE & ESCROW, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'97 APR 25 P2:55

LINDA SLATER
RECORDER
\$7.00 PAID DL DEPUTY

0411311

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