

1 ✓ RETURN RECORDED DEED TO:
2 TODD RUSSELL, ESQ.
3 ALLISON, MacKENZIE, HARTMAN,
4 SOUMBENIOTIS & RUSSELL, LTD.
5 402 North Division Street
6 Carson City, NV 89703
7 APN: 19-100-05

Grantee's Address
LUETTA D. BERGEVIN
P.O. Box 1837
Minden, NV 89423

8 R.P.T.T. \$ #8 GRANT, BARGAIN AND SALE DEED

9 THIS INDENTURE, made on July 9, 1998, by and
10 between LUETTA D. BERGEVIN, a widow, grantor, and LUETTA D. BERGEVIN, LEE
11 BERGEVIN and JEANNE B. RUSSELL, Trustees of the "BERGEVIN FAMILY TRUST,"
12 dated July 9, 1989, and amended on February 9, 1998, of Minden, Nevada 89423, grantee,

13 WITNESSETH:

14 That the grantor, in consideration of the sum of Ten and No/100 Dollars
15 (\$10.00), lawful money of the United States, and other good and valuable consideration to her
16 in hand paid by the grantee, the receipt whereof is hereby acknowledged, does by these presents
17 grant, bargain, and sell to the grantee, and to its successors and assigns, her undivided one-half
18 (1/2) interest in all that certain parcel of real property with improvements located thereon,
19 situate in the county of Douglas, state of Nevada, and more particularly described as follows:

20 (See Exhibit "A" attached hereto and incorporated herein by this
21 reference.)

22 TOGETHER WITH all singular, the tenements, hereditaments and appurtenances
23 thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder
24 and remainders, rents, issues and profits thereof, together with all water and water rights, ditch
25 and ditch rights, reservoir and reservoir rights appurtenant thereto, and more particularly
26 described in Exhibit "B" attached hereto and made a part hereof by reference.

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EXHIBIT "A"

DESCRIPTION - PARK RANCH

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

PARCEL NO. 1:

Commencing at a point in the Northeast 1/4 of Northwest 1/4 of Section 11, Township 12 North, Range 19 East, M. D. B. & M., which point bears North 75°38' East, 7,032 feet from the 1/4 corner between Sections 9 and 10, said Township and Range, running thence North 71°14' East, 1,175 feet, thence North 0°14' West 525.7 feet to the 1/4 section corner between Sections 2 and 11, said Township and Range; thence North 18°54' West, 2,793.5 feet to the County Road; thence South 89°55' West, 1,293.5 feet; thence South 70°42' West, 120.2 feet; thence South 18°56' East, 3,705.32 feet to the Place of Beginning, embracing portions of the Southwest 1/4 of Section 2 and North 1/2 of Northwest 1/4 of Section 11, Township 12 North, Range 19 East, M. D. B. & M.

PARCEL NO. 2:

That tract of land formerly known as the Childs Ranch and which is more particularly described as follows:

Commencing at the 1/4 Section corner between Sections 2 and 11, Township 12 North, Range 19 East, M. D. B. & M., running thence South on the 1/4 Section line 3,960 feet to the Southwest corner of the Northwest 1/4 of Southeast 1/4 of Section 11, said Township and Range, thence East on 1/4 section line 3,256.4 feet, thence North 0°28' West, 867.8 feet, thence North 21°40' West, 1,897.4 feet; thence South 89°48' West, 1,101.4 feet, thence North 7°18' West, 1,346.7 feet; thence North 89°50' West, 1,277 feet to the Place of Beginning, embracing all of the North 1/2 of the Southeast 1/4 and Southwest 1/4 of the Northeast of Section 11, and portions of the Northwest 1/4 of Northeast 1/4; the Northeast 1/4 of Northeast 1/4; the Southeast 1/4 of Northeast 1/4 of Section 11, and Southwest 1/4 of Northwest 1/4 and Northwest 1/4 of Southwest 1/4 of Section 12, of Township 12 North, Range 19 East, M. D. B. & M.

PARCEL NO. 3:

All that certain piece or parcel of land lying in a portion of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 12 North, Range 19 East, M. D. B. & M., in Douglas County, Nevada, and more particularly described as follows:

Beginning at a point which is a fence corner at the Northeast corner of the Parcel, said point being the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 12 North, Range 19 East, and being further described as bearing North 82°07' East, a distance of 9314.56 feet from the 1/4 corner common to Sections 10 and 15 of said Township and Range; thence South 0°54' East along the subdivision line and fence line a distance of 932.00 feet to a point; thence North 49°16' West a distance of 500.00 feet to a point; thence North 29°02' West, a distance of 500.00 feet to a point; thence North 47°27' West, a distance of 256.60 feet to a point on the North boundary of said subdivision; thence South 89°38' East, along the subdivision line and fence line, a distance of 795.90 feet to the Point of Beginning.

(Continued)

PARCEL NO. 4:

A parcel of land lying in the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 12, Township 12 North, Range 19 East, M. D. B. & M., South and West of the center line of the West Fork of the Carson River, in the County of Douglas, State of Nevada, more fully described as follows:

Beginning at the fence corner on the North side of Centerville Lane where it is intersected by the West line of the said Southeast 1/4 of the Southwest 1/4 of Section 12, from which the witness corner to the Southwest corner of said Section 12, bears South 89°53' West, 1,317.6 feet; thence East along North side of said road 369.0 feet to the centerline of the West Fork of the Carson River; thence following the approximate centerline of said river, North 25°39' West, 144.7 feet; thence North 29°24' West, 241.9 feet; thence North 51°37' West, 249.3 feet; to the intersection of the centerline of the river and the West boundary of the Southeast 1/4 of the Southwest 1/4 of Section 12; thence South 0°54' East, 496.0 feet to the Point of Beginning.

A.P.N. 19-100-05

PARK RANCH

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EXHIBIT "B"

All water and water rights, ditch and ditch rights appurtenant to that certain real property commonly known as the Park Ranch and more particularly described as follows:

INCLUDING BUT NOT LIMITED TO THE FOLLOWING DESCRIBED WATER RIGHTS.

A portion of Claim No. 564 (Permit No. 62962, Certificate No. 14835 for 28.00 acres), a portion of Claim No. 564 (Permit No. 62964, Certificate No. 14836 for 116.00 acres), All of Claim No. 557 (Permit No. 62969, Certificate No. 14837 for 95.00 acres), a portion of Claim No. 562 (Permit No. 62974, Certificate No. 14838 for 61.00 acres), a portion of Claim No. 562 (Permit No. 62975, Certificate No. 14839 for 7.00 acres) and all of Claim No. 631 for 30.00 acres, all within portions of Sections 2, 11 & 12 Township 12 North, Range 19 East, M.D.M.

The water and water rights, ditch and ditch rights appurtenant to that certain real property is as decreed in the Carson River Decree, said decree entered by the District Court for the District of Nevada in that certain action entitled "The United States of America, Plaintiff vs. Alpine Land & Reservoir Company, a corporation, et al, Defendants, Civil No. D-183 BRT., total irrigated acreage is 337.00 acres, with a duty of 4.5 acre feet per acre duty, **NOT TO EXCEED 1516.50 ACRE FEET ANNUALLY** from the above mentioned Carson River Decree Claim Nos.

The water right permits herein, are on file at the Division of Water Resources, Nevada State Engineers Office, 123 West Nye Lane, Carson City, Nevada 89710.

REQUESTED BY
Todd Russell Esq
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 JUL 14 P2:08

LINDA SLATER
RECORDER
\$ 11.00 PAID K2 DEPUTY

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