

After recordation, return Deed and mail future property tax statements to the following address of Grantee:

Frederick W. Dressler and
Lolamary W. Dressler
P. O. Box 188
Gardnerville, NV 89410

QUITCLAIM DEED

R.P.T.T. \$ #5

Frederick W. Dressler, a married man, as his sole and separate property ("Grantor"), hereby quitclaims to Frederick W. Dressler and Lolamary W. Dressler, husband and wife, as community property ("Grantee"), all of his right, title, and interest in the real property situated in the County of Douglas, State of Nevada, described on Exhibit A, which is attached hereto and incorporated herein by this reference.

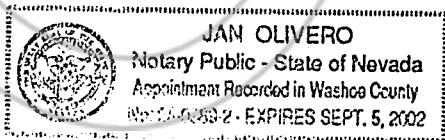
Together with the tenements, hereditaments, and appurtenances of the property, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and together with all water and water rights, ditch and ditch rights, reservoir and reservoir rights appurtenant to the property, and more particularly described on Exhibit B, which is attached hereto and incorporated herein by reference.

Dated this 17 day of June, 1999.

Frederick W. Dressler
Frederick W. Dressler

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This Quitclaim Deed was acknowledged before me on June 17, 1999, by Frederick W. Dressler.



Jan Olivero
Notary Public

0473105
BK0799PG4111

WALTHER, KEY, MAUPIN, OATS, COX, KLAICH & LEGOY, ATTORNEYS AT LAW, RENO, NEVADA

14

EXHIBIT 'A'

Legal Description

All that certain real property located in Douglas County, State of Nevada, more particularly described as follows:

APN's 31-130-04, 05,06, 07,08, 09, 11, 12, 13, 14, 15, 17, 19, 21 and 22

Being a portion of Section 32 all in Township 12 North, Range 20 East, M.D.B.&M., being further described as follows:

Parcels P through U and W, X, Y and Z as set forth in a Map of Division of Land Into Large Parcels for Fred H. Dressler recorded September 5, 1995 in Book 995, Page 407 of Official Records of Douglas County as Document Number 369823.

Together with Adjusted Parcel M south, Adjusted Parcel NA, Adjusted Parcel O south, Adjusted Parcel V west and Adjusted Parcel V east as further described on the following five pages.

EXHIBIT "A"
Legal Description

**Legal Description of
Adjusted Parcel M South**

All that certain lot, piece, parcel or portion of land situate, lying and being within the northwest 1/4 of the southwest 1/4 of Section 32, Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of Parcel V as shown on the Division of Land into large parcels for Fred H. Dressler filed for record in Book 995 at page 407 as document 369823, Official Records of Douglas County, Nevada and more particularly described as follows:

Commencing at the southwest corner of aforesaid Section 29 which point is the TRUE POINT OF BEGINNING; thence along the boundary lines of aforesaid Parcel M South 00° 03'54" East a distance of 1,328.43 feet; thence North 89° 51'37" East a distance of 1,312.26 feet; thence North 00° 08'58" West a distance of 1,295.65 feet to a point on the centerline of Dressler Lane; thence along said line North 86° 13'38" West a distance of 28.08 feet to an angle point; thence continuing along said line North 88°45'22" West a distance of 1,282.67 feet to the TRUE POINT OF BEGINNING and containing 39.32 acres more or less.

Subject to an easement for roadway purposes over the most northerly 30 feet thereof as described in deed filed for record in Book 1091 at page 1747 as document number 262359, Official Records of Douglas County, Nevada.

The Basis of Bearing of this description is the north line of Parcels N, N, and O which bears North 89° 54'40" East as shown on the Map of Division of Land into Large Parcels for Fred H. Dressler, filed for record in Book 995, page 407, document number 359823 Official Records of Douglas County, Nevada.

0473105

EXHIBIT "A"
Legal Description

**Legal Description of
Adjusted Parcel NA**

All that certain lot, piece, parcel or portion of land situate, lying and being within the northeast 1/4 of the northwest 1/4 of Section 32, Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of Parcel N as shown on the Division of Land into large parcels for Fred H. Dressler filed for record in Book 995 at page 407 as document 369823, Official Records of Douglas County, Nevada and more particularly described as follows:

Commencing at the southwest corner of aforesaid Section 29; thence along the centerline of Dressler Lane South $88^{\circ} 45'22''$ East a distance of 1282.67 feet to an angle point; thence continuing along said centerline South $86^{\circ} 13'38''$ East a distance of 28.08 feet to a point on the west line of aforesaid Parcel N which point is the TRUE POINT OF BEGINNING; thence along the boundary line of said Parcel N South $00^{\circ} 08'58''$ East a distance of 1,295.65 feet; thence North $89^{\circ} 51'37''$ East a distance of 1,312.26 feet; thence North $01^{\circ} 14'02''$ West a distance of 1,276.71 feet to a point on the centerline of Dressler Lane; thence along said centerline South $89^{\circ} 39'53''$ West a distance of 21.44 feet to an angle point; thence continuing along said centerline South $89^{\circ} 12'19''$ West a distance of 628.81 feet to a point; thence leaving said centerline South $17^{\circ} 13'12''$ East a distance of 373.61 feet; thence North $88^{\circ} 54'46''$ West a distance of 252.00 feet; thence North $01^{\circ} 27'16''$ West a distance of 354.05 feet to a point on the centerline of Dressler Lane; thence along said centerline North $88^{\circ} 59'58''$ West a distance of 224.63 feet to an angle point; thence continuing along said centerline North $86^{\circ} 13'38''$ West a distance of 285.92 feet to the TRUE POINT OF BEGINNING and containing 36.77 acres more or less.

Subject to an easement for roadway purposes over the most northerly 30 feet thereof as described in deed filed for record in Book 1091 at page 1747 as document number 262359, Official Records of Douglas County, Nevada.

The Basis of Bearing of this description is the north line of Parcels M, N, and O which bears North $89^{\circ} 54'40''$ East as shown on the Map of Division of Lane into Large Parcels for Fred H. Dressler, filed for record in Book 995, page 407, document no. 359823 Official Records of Douglas County, Nevada.

0473105

BK0799PG4114

EXHIBIT "A"
Legal Description

**Legal Description of
Adjusted Parcel O South**

All that certain lot, piece, parcel or portion of land situate, lying and being within the northwest 1/4 of the northeast 1/4 of Section 32, Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of Parcel O as shown on the Division of Land into Large Parcels for Fred H. Dressler filed for record in Book 995 at page 407 as document 369823, Official Records of Douglas County, Nevada and more particularly described as follows:

Commencing at the southwest corner of aforesaid Section 29; thence along the centerline of Dressler Lane South $88^{\circ} 45' 22''$ East a distance of 1282.67 feet to an angle point; thence continuing along said centerline South $86^{\circ} 13' 38''$ East a distance of 314.00 feet to an angle point; thence continuing along said centerline South $88^{\circ} 59' 58''$ East a distance of 350.50 feet to an angle point; thence continuing along said centerline North $89^{\circ} 12' 19''$ East a distance of 653.30 feet to an angle point; thence continuing along said centerline North $89^{\circ} 39' 53''$ East a distance of 21.44 feet to a point on the west line of said Parcel O which point is the TRUE POINT OF BEGINNING; thence continuing along said centerline North $89^{\circ} 39' 53''$ East a distance of 1,310.33 feet to a point on the east line of said Parcel O; thence along the boundary lines of said Parcel O South $00^{\circ} 16' 21''$ East a distance of 1,281.19 feet; thence South $89^{\circ} 51' 37''$ West a distance of 1,311.19 feet; thence North $00^{\circ} 14' 02''$ West a distance of 1,276.71 feet to the TRUE POINT OF BEGINNING and containing 38.49 acres more or less.

Subject to an easement for roadway purposes over the most northerly 30 feet thereof as described in deed filed for record in Book 1091 at page 1747 as document number 262359, Official Records of Douglas County, Nevada.

The Basis of Bearing of this description is the north line of Parcels M, N, and O which bears North $89^{\circ} 54' 40''$ East as shown on the Map of Division of Land into Large Parcels for Fred H. Dressler, filed for record in Book 995, page 407, document no. 369823 Official Records of Douglas County, Nevada.

0473105

BK0799PG4115

EXHIBIT "A"
Legal Description

**Legal Description of
Adjusted Parcel V West**

All that certain lot, piece, parcel or portion of land situate, lying and being within the northeast 1/4 of the southeast 1/4 of Section 32, Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of Parcel V as shown on the Division of Land into large parcels for Fred H. Dressler filed for record in Book 995 at page 407 as document 369823, Official Records of Douglas County, Nevada and more particularly described as follows:

Commencing at the northwest corner of aforesaid Parcel V which point is the TRUE POINT OF BEGINNING; thence along the north line of said Parcel V North $89^{\circ} 48'42''$ East a distance of 66.53 feet to a point on the centerline of Mud Lake Road as described in documents 262359 and 262360, Official Records of Douglas County, Nevada; thence leaving said north line and along said centerline South $02^{\circ} 38'25''$ West a distance of 1328.76 feet to the southwest corner of said Parcel V; thence along the west line of said Parcel V North $00^{\circ} 13'47''$ West a distance of 1327.14 feet to the TRUE POINT OF BEGINNING and containing 44,145 square feet more or less.

The Basis of Bearings for this description is the south line of the southwest 1/4 of the northwest 1/4 of Section 33, which bears S $89^{\circ} 55'27''$ E as shown on the Record of Survey for Heritage Ranch, Inc. filed for record in Book 1190 at page 3389 as document number 239524, Official Records of Douglas County, Nevada.

0473105

BK0799PG4116

EXHIBIT "A"
Legal Description

**Legal Description of
Adjusted Parcel V East**

All that certain lot, piece, parcel or portion of land situate, lying and being within the northeast 1/4 of the southeast 1/4 of Section 32, Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of Parcel V as shown on the Division of Land into large parcels for Fred H. Dressler filed for record in Book 995 at page 407 as document 369823, Official Records of Douglas County, Nevada and more particularly described as follows:

Commencing at the northwest corner of aforesaid Parcel V; thence along the north line of said Parcel V North $89^{\circ} 48' 42''$ East a distance of 66.53 feet to a point on the centerline of Mud Lake Road as described in documents 262359 and 262360, Official Records of Douglas County, Nevada; thence along said centerline South $02^{\circ} 38' 25''$ West a distance of 81.87 feet to the TRUE POINT OF BEGINNING; thence leaving said centerline North $85^{\circ} 51' 10''$ East a distance of 484.94 feet; thence North $88^{\circ} 51' 26''$ East a distance of 513.84 feet; thence South $84^{\circ} 11' 02''$ East a distance of 253.51 feet to a point on the east line of aforesaid Parcel V; thence along said line South $00^{\circ} 13' 19''$ East a distance of 1262.56 feet to the southeast corner of said Parcel V; thence along the south line of said Parcel V South $89^{\circ} 53' 04''$ West a distance of 1311.95 feet to the southwest corner of said Parcel V; thence along the centerline of aforesaid Mud Lake Road North $02^{\circ} 38' 25''$ East a distance of 1246.89 feet to the TRUE POINT OF BEGINNING and containing 37.44 acres more or less.

The Basis of Bearings for this description is the south line of the southwest 1/4 of the northwest 1/4 of Section 33, which bears S $89^{\circ} 55' 27''$ E as shown on the Record of Survey for Heritage Ranch, Inc. filed for record in Book 1190 at page 3389 as document number 239524, Official Records of Douglas County, Nevada.

0473105

EXHIBIT "B"

All water and water rights, ditch and ditch rights appurtenant to that certain real property commonly known as the Main Ranch South situated in the Northwest one-quarter (NW1/4), Northwest one-quarter of the Northeast one-quarter (NW1/4 NE1/4), Southwest one-quarter of the Northeast one-quarter (SW1/4 NE1/4), Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4), Southwest one-quarter of the Southeast one-quarter (SW1/4 SE1/4) and Southwest one-quarter (SW1/4) of Section 32 Township 12 North, Range 20 East, M.D.M. and more particularly described as follows:

INCLUDING BUT NOT LIMITED TO THE FOLLOWING DESCRIBED WATER RIGHTS.

A portion of Claim No. 564 (Permit No. 62963 for 4.31 acres) and a portion of Claim No. 566 for 47.52 acres (Permit No. 62970 for 0.41 acres is included in the 47.52 acres), All of Claim No. 565 for 20.00 acres, all of Claim No. 630 (Permit No. 62971 for 28.00 acres), all of Claim No. 633 (Permit Nos. 62972 & 62973 for 7.00 acres), all of Claim No. 639 (Permit Nos. 62965, 62966 & 62967 for 207.00 acres) and all of Claim No. 640 (Permit No. 62968 for 65.00 acres), all in Section 32 Township 12 North, Range 20 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 378.83 acres, with a duty of 4.5 acre feet per acre duty, NOT TO EXCEED 1704.74 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
Walther et al
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

'99 JUL 23 P12:45

0473105

BK0799PG4118

LINDA SLATER
RECORDER
14⁰⁰ PAID *KJ* DEPUTY