

Recording requested by:
STEWART TITLE COMPANY
When recorded, mail to:
Mail tax statements to:
✓ INCLINE ENERGY, LLC

Box 12219
Zephyr Cove Nv 89448

R.P.T.T. \$ 6727⁵⁰
APN 15-020-17
FULL VALUE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ROBERT ARTH, SUCCESSOR EXECUTOR OF THE ESTATE OF HARRY R. SCHNEIDER (hereinafter referred to as GRANTOR), in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to INCLINE ENERGY, LLC, a Nevada limited-liability company (hereinafter referred to as GRANTEE), and to the successors and assigns of such GRANTEE forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Parcel 2 as set forth on the certain tentative Map of Division into Large Parcels #LDA 99-076 for the Estate of Harry R. Schneider being a portion of Sections 2, 3, 4, 9, 10 & 15 Township 14 North, Range 19 East, M.D.B. & M. filed for record in the Office of the County Recorder of Douglas County, State of Nevada on January 24, 2000, in Book 0100, at Page 3481, as Document No. 484935.

Assessor's Parcel No. 15-020-17

Together with any existing water rights in Clear Creek as set forth in the Decree of Court, Case No. 1020, State of Nevada, in District Court, Second Judicial Court, County of Ormsby dated July 22, 1872, including any pipelines, ditch rights and easements for transporting Clear Creek water that currently run with the land conveyed herein.

Reserving to Grantor an exclusive easement for the purpose of transporting water from Clear Creek or its tributary to Parcel 1 as set forth on the certain tentative Map of Division into Large Parcels for the Estate of Harry R. Schneider being a portion of Sections 2, 3, 4, 9, 10 & 15 Township 14 North, Range 19 East, M.D.B.&M. filed for record in the Office of County Recorder of Douglas County, State of Nevada on January 24, 2000, in Book 0100, at Page 3481, as Document No. 484935.

This easement shall be 20 feet wide, the centerline of which is described in Exhibit "A" attached hereto. The present method of transporting the water is partly an 8-inch pipe and partly through an open ditch. Grantor will consent that Grantee may move this easement in the future due to development of the land being conveyed to Grantee herein. However, any movement of the water pipe or ditch easement will be done upon the following conditions:

- a. Grantee to pay for all costs of the movement of the easement and water line.
- b. Grantee may change the open ditch to an 8-inch buried pipe.
- c. The original point of diversion of the 8-inch pipe may not be moved and the point where the easement and water line presently leave Grantee's Parcel 2 and enter Grantor's Parcel 1 will not be changed.
- d. The present water capacity of the 8-inch line and the flow of water off Parcel 2 onto Parcel 1 shall not be diminished.

Further reserving to Grantor an exclusive easement for the purpose of transporting water from that certain 8-inch underground pipe currently owned and being operated by Incline Village General Improvement District for the transportation of treated sewer water to Parcel 1 as set forth on the certain tentative Map of Division into Large Parcels for the Estate of Harry R. Schneider being a portion of Sections 2, 3, 4, 9, 10 & 15 Township 14 North, Range 19 East, M.D.B.&M. filed for record in the Office of the County Recorder of Douglas County, State of Nevada on January 24, 2000, in Book 0100, at Page 3481, as Document No. 484935.

This easement shall be 20 feet wide, the centerline of which is described in Exhibit "B" attached hereto. Grantor will consent that Grantee may move this easement in the future due to development of the land being conveyed to grantee herein. However, any movement of the water pipe easement will be done upon the following conditions:

- a. Grantee to pay for all costs of the movement of the easement and water line.
- b. The original point of diversion of the 8-inch pipe may not be moved and the point where the easement and water line presently leave Grantee's Parcel 2 and enter Grantor's Parcel 1 will not be changed.
- c. The present water capacity of the 8-inch line and the flow of water off Parcel 2 onto Parcel 1 shall not be diminished.

Further reserving to Grantor an exclusive easement for the purpose of transporting water from that certain 8-inch underground pipe currently owned and being operated by Incline Village General Improvement District for the transportation of treated sewer water to Parcel 1 as set forth on the certain tentative Map of Division into Large Parcels for the Estate of Harry R. Schneider being a portion of Sections 2, 3, 4, 9, 10 & 15 Township 14 North, Range 19 East, M.D.B.&M. filed for record in the Office of the County Recorder of Douglas County, State of Nevada on January 24, 2000, in Book 0100, at Page 3481, as Document No. 484935.

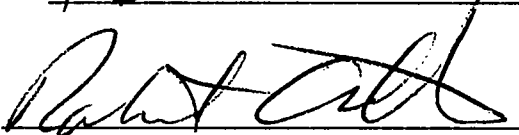
This easement shall be 20 feet wide, the centerline of which is described in Exhibit "C" attached hereto. Grantor will consent that Grantee may move this easement in the future due to development of the land being conveyed to grantee herein. However, any movement of the water pipe easement will be done upon the following conditions:

- a. Grantee to pay for all costs of the movement of the easement and water line.
- b. The original point of diversion of the 8-inch pipe may not be moved and the point where the easement and water line presently leave Grantee's Parcel 2 and enter Grantor's Parcel 1 will not be changed.
- c. The present water capacity of the 8-inch line and the flow of water off Parcel 2 onto Parcel 1 shall not be diminished.

Further Grantor reserves the reasonable right to use roadways and other real property of Grantee in order to obtain access, including ingress, egress and temporary parking, for maintenance, inspection, repair, and when necessary, replacement of, the three easements described on Exhibits "A", "B", and "C" and any infrastructure, pipeline, or other improvement within the three easements described on Exhibits "A", "B", and "C".

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

WITNESS my hand this 24th day of Feb, 2000.

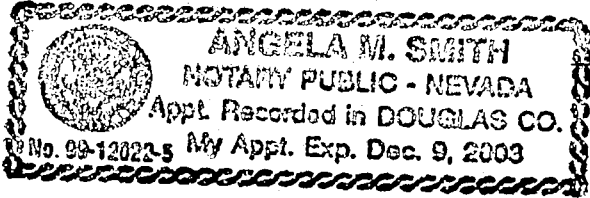


ROBERT ARTH, SUCCESSOR
EXECUTOR OF THE ESTATE OF
HARRY R. SCHNEIDER

0487097

STATE OF NEVADA)
 : SS.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 24 day
of Feb, 2000, by ROBERT ARTH, SUCCESSOR EXECUTOR OF
THE ESTATE OF HARRY R. SCHNEIDER.



Angela M. Smith

NOTARY PUBLIC
My commission expires: 12-9-2003)

February 22, 2000

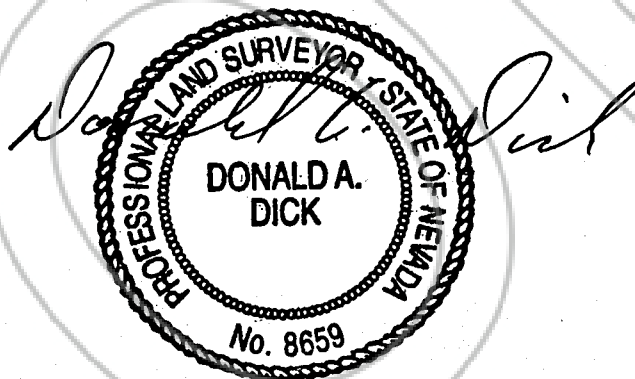
EXHIBIT "A"
LEGAL DESCRIPTION
FOR
AN EXISTING 8 INCH PIPE LINE & OPEN DITCH

That portion of Section 4, 9 and 10, Township 14 North, Range 19 East, M.D.B. & M., located in the County of Douglas, State of Nevada, described as follows:

A 20 foot wide easement, the centerline of which is an existing 8 inch pipe and open ditch, more particularly described as follows:

Beginning at a point which is approximately 3300 feet North along the Section line from the Section corner common to 4, 5, 8 and 9, T. 14 N., R. 19 E., M.D.B. & M., as shown on Document #484935, thence through the following courses;

1. Southeasterly through Section 4 meandering through gullies following existing contour lines to establish constant flow to a point approximately 500 feet from the South line of Section 4, said point being the end of an 8 inch pipe line and the beginning of an open ditch;
2. Southeasterly through Section 4, 9 and 10 to the 1/4 line of Section 10 and end of description.



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February 22, 2000

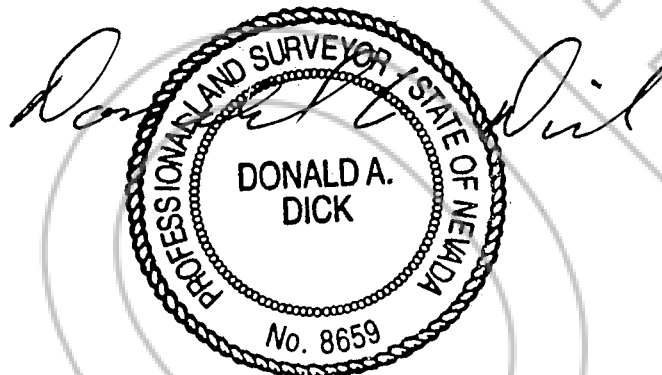
**EXHIBIT "B"
LEGAL DESCRIPTION
FOR
EXISTING EFFLUENT PIPE LINE**

That portion of Section 3 and 4, Township 14 North, Range 19 East, M.D.B. & M., located in the County of Douglas, State of Nevada, described as follows:

A 20 foot wide easement, the centerline of which is an existing pipe, more particularly described as follows:

Beginning at a point, which is a junction box, on the main effluent line per Document #48205, approximately, North 82° East, 320 feet from the Section corner common to Section 3, 4, 9 and 10, T. 14 N., R. 19 E., M.D.B. & M., as shown on Document #484935, thence through the following courses;

1. Southeasterly through Section 3 and then through Section 4, meandering through a gully until it reaches the 1/4 line of said Section 10 and end of description.



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February 22, 2000

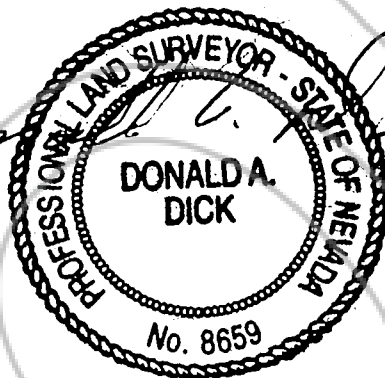
**EXHIBIT "C"
LEGAL DESCRIPTION
FOR
EXISTING EFFLUENT PIPE LINE**

That portion of Section 10, Township 14 North, Range 19 East, M.D.B. & M., located in the County of Douglas, State of Nevada, described as follows:

A 20 foot wide easement, the centerline of which is an existing pipe, more particularly described as follows:

Beginning at a point, which is a junction box on the main effluent line per Document #48205, approximately, North 57° West, 400 feet from the East 1/4 corner of Section 10, thence through the following courses;

1. Southerly approximately 200 feet to the 1/4 line of said Section 10 and the end of description.



2-22-2000

REQUESTED BY
Stewart Title of CC
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 FEB 29 PM 3:05

LINDA SLATER
RECORDER

\$13⁰⁰ PAID *KJ* DEPUTY

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