

AGRICULTURAL ACCESS EASEMENTS

This indenture and Grant of Easements is made as to the described real property in Douglas County, Nevada.

1. The easements described herein are granted by the following Grantors:

a.. SCIT, Inc., a Nevada Corporation, owner of the property described in Exhibit A, also described as Douglas County APN 19-300-47; and,

b. RNS Investments Limited Partnership, a Nevada Limited Partnership, owner of the property described in Exhibit B, also described as Douglas County APN 19-300-52.

2. The Grantors do hereby grant the easement rights described within to the following Grantees:

a. The owners or successors in interest to the property and appurtenant water rights which are benefitted by the easements described below, and as such Grantees are further identified as Grantors and owners of the benefitted property identified in the document entitled "Cross-Easement and Agreement for the Location of Access to and Maintenance of Existing Ditches, Pipelines, and Other Waterways," which document was recorded on 12 October 1991 in the Official Records of Douglas County at Book 1091, Page 1946, et. seq as Document No. 262415. Said Grantees are further particularly identified in each easement described herein.

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THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESS OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

FIRST AMERICAN TITLE CO.

3. The easement rights granted herein are described as follows:

a. An easement for access to the irrigation well located on the south westerly corner of the Exhibit B property, being Douglas County APN 19-300-52. Said easement is thirty (30) feet in width, and is located being along the southerly property line of the Exhibit A property, being Douglas County APN 19-300-47, and is also located along the southerly property line of the Exhibit B property, being Douglas County APN 19-300-52.

Said irrigation well is the point of diversion of supplemental ground water rights pursuant to Certificate Number 7707, issued by the State of Nevada, Division of Conservation and Natural Resources.

Said easement is in favor of and is limited to the described Grantees, who are also current owners of water rights within said Certificate, at said point of diversion.

Said easement is for the purpose of access to the well for the reasonable and ordinary operation, repair, replacement, and/or maintenance of the irrigation well and its related equipment.

b. An easement for access to the irrigation box denominated the Fredericksburg Ditch Irrigation Box, located on the southern boundary, central area, of the Exhibit A property, being Douglas County APN 19-300-47.

Said easement is thirty (30) feet in width and is located along the southerly edge of the Exhibit A property, being Douglas County APN 19-300-47, and along the southerly edge of the Exhibit B property, being Douglas County APN 19-300-52. Said

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easement shall be in the same location as the foregoing access easement for the irrigation well.

Said easement shall be in favor of and is limited to the described Grantees who are also current owners of land and appurtenant surface water irrigation rights under the Alpine Decree (USA v. Alpine Land and Reservoir Company, United States District of Nevada Court Case No. D-183BT).

Said easement shall be for the reasonable and ordinary operation, repair, replacement, and maintenance of said irrigation facility.

4. The easements granted herein are subject to the following:

a. The easements are in furtherance of the prior and existing easements granted under the document entitled Cross-Easement and Agreement for the Location of Access to and Maintenance of Existing Ditches, Pipelines, and Other Waterways, which document was recorded in the Official Records of Douglas County as Document Number 262415, at Book 1091, Page 1946 et. seq, on 10 October 1991.

b. The easements are in furtherance of the prior and existing easements set forth on the following maps recorded in the Official Records of Douglas County:

- i. Record of Survey, recorded 13 June 1991 as Document Number 252812;
- ii. Record of Survey, recorded 10 October 1991 as Document Number 262375;
- iii. Record of Survey, recorded 7 April 1992 as Document Number 275251;

- iv. Parcel Map, recorded 8 April 1992 as Document Number 275286; and
- v. Parcel Map, recorded 5 February 1993 as Document Number 298965.

c. The easements are more particularly depicted on the map attached hereto as Exhibit C.

d. The easements are granted 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 our hands this 20th day of SEPTEMBER, 2000.

SCIT, Inc., a Nevada Corporation

By [Signature]
)
) SECRETARY
)
 Vicki Hafen Scott

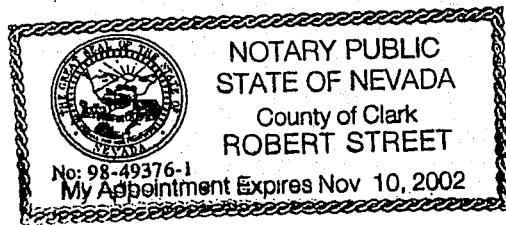
RNS Investments Limited Partnership,
 a Nevada Limited Partnership

By [Signature]
)
) PRESIDENT
)
 Richard N. Scott

STATE OF NEVADA)
) ss.
 COUNTY OF Clark)

On September 20, 2000, before me, a notary public, personally appeared RICHARD N. SCOTT and VICKI HAFEN SCOTT personally known or proved to me to be the person(s) whose name(s) is/are subscribed to the above instrument who acknowledged that he/she/it executed the instrument.

[Signature]
 Notary Public

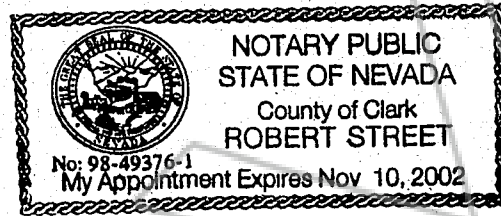


STATE OF NEVADA)
) ss.
COUNTY OF Clark)

On September 20, 2000, before me, a notary public, personally appeared Richard W. Scott Vicki Helen Scott personally known or proved to me to be the person(s) whose name(s) is/are subscribed to the above instrument who acknowledged that he/she/it executed the instrument

RHS

Notary Public



Mail Tax Statements to:

BROOKE & SHAW
Post Office Box 2860
Minden, Nevada 89423
(775) 782-7171

COPY

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Exhibit " A "

DESCRIPTION

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

A parcel of land located within a portion of Section 36, Township 12 North, Range 19 East, and Section 31, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, described as follows:

COMMENCING at the one-quarter ($\frac{1}{4}$) corner common to Section 36, Township 12 North, Range 19 East and Section 31, Township 12 North, Range 20 East, M.D.B.&M., as shown on the Record of Survey to support a Lot Line Adjustment for Heritage Ranch, Inc., and recorded in Book 1091 at Page 1796 as Document No. 262375, Douglas County, Nevada recorder's Office, the Point of Beginning;

Thence West, 44.08 feet;
Thence South $89^{\circ}52'50''$ West 520.28 feet;
Thence North $08^{\circ}40'08''$ West 320.70 feet;
Thence South $89^{\circ}57'09''$ East 323.69 feet;
Thence South $00^{\circ}03'54''$ East 14.00 feet;
Thence North $89^{\circ}56'06''$ East 40.00 feet;
Thence North $00^{\circ}03'54''$ West 16.29 feet;
Thence North $89^{\circ}56'06''$ East 1,350.80 feet;
Thence South $00^{\circ}03'54''$ East 320.46 feet;
Thence North $89^{\circ}57'09''$ West 1,102.15 feet;
To the POINT OF BEGINNING.

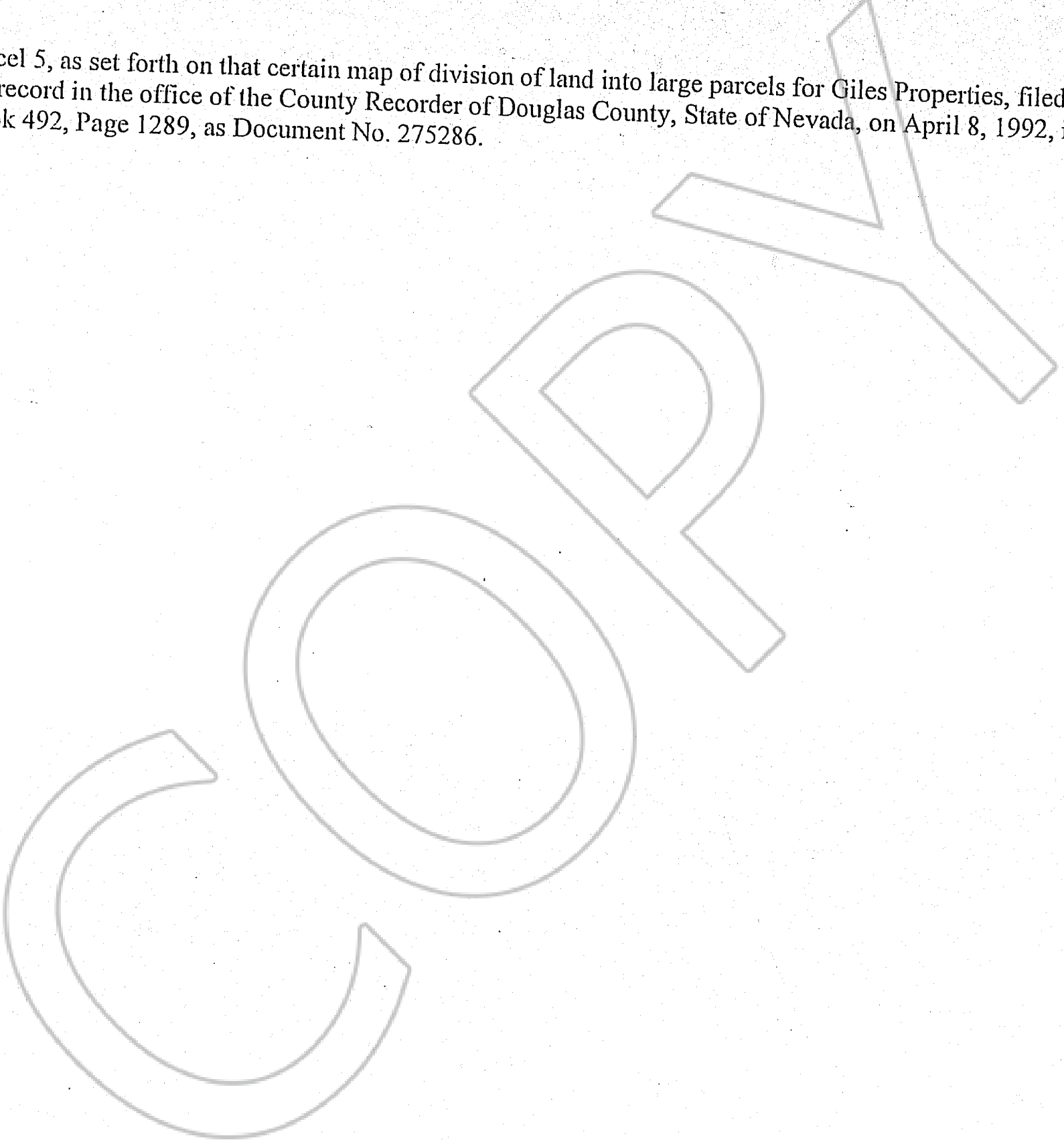
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DESCRIPTION

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

Parcel 5, as set forth on that certain map of division of land into large parcels for Giles Properties, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 8, 1992, in Book 492, Page 1289, as Document No. 275286.



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COPY

REQUESTED BY
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 SEP 22 PM 12: 02

LINDA SLATER
RECORDER

\$15⁰⁰ PAID *KJ* DEPUTY

0499954

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