

000701782-LH

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Boutin, Dentino, Gibson, Di Giusto,
Hodell & West
455 Capitol Mall, Suite 300
Sacramento, CA 95814
Attn: Douglas M. Hodell

APN 1320-04-001-022

MAIL TAX STATEMENTS TO
As stated above

See pg 2 of Exh B,
for further APN'S

SPACE ABOVE THIS LINE FOR RECORDER'S USE

R.P.T.T. \$ #3

Quitclaim Deed

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sterling Pacific Assets, a California corporation

does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

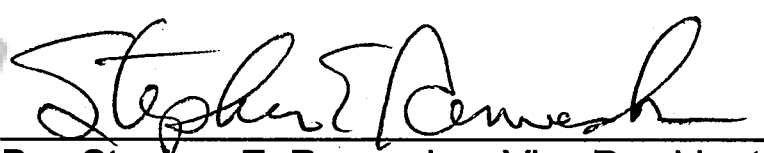
N.V. Carson Ranch, Inc., a Nevada corporation

its right, title and interest in and to the following described real property in the County of Douglas, State of Nevada:

See Exhibits A and B, attached hereto and made a part hereof by this reference.

Dated: October 14, 2000.

Sterling Pacific Assets, a California corporation



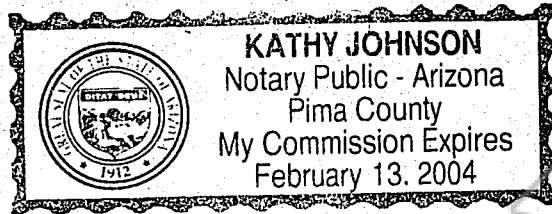
By: Stephen E. Renneckar, Vice President

MAIL TAX STATEMENTS AS DIRECTED ABOVE

0501738

BK1000PG3769

State of Arizona
County of Pima
The foregoing instrument was acknowledged
before me this 16th day of Oct 192000
by Stephen Kennecker
Notary Public Kathy Johnson



COPY

0501738

BK1000PG3770

EXHIBIT A

WATER RIGHTS

1. All permits 58842, 58843, 58844 and 58845 issued by the Nevada State Engineer on August 8, 1995 and having a total combined duty of 469.6 acre-feet annually.

Along with portions of abrogated Permit 27614, Certificate 10840 and abrogated permit 28629, Certificate 10841 with a total combined duty of 397.6 acre-feet annually and also abrogated permits 45569 and 45570 with a total combined duty of 72 acre-feet annually. These four permits having been abrogated by Permits 58842, 58843, 58844 and 58845.

And also including all of applications 65596, 65597, 65598 and 65599 filed on October 14, 1999.

And further including all of applications 57894, 57895, 57896 and 57897 filed on July 24, 1992 and having a total combined duty of 3000 acre-feet.

2. All springs, wells, water and water rights applied for, adjudicated, appropriated, decreed, vested or appurtenant to the real property identified in Exhibit A attached hereto, and/or appurtenant to or historically utilized on or in connection with said real property, whether surface water or underground water of any kind, or riparian, adjudicated, appropriated, or vested or claimed water rights of any kind; and including all permits, applications, proofs, certificates and maps therefore, and all dams, ditches, diversions, licenses, easements, structures, measuring devices, headgates, culverts, ponds reservoirs, canals, pipelines, well casings, well pumping equipment, troughs and all other means, methods, systems of using and transporting water and water rights and applying them to beneficial use on such real property, and for the repair, clearing, replacement and maintenance of such facilities, and including but not limited to all stockwater and stockwater rights for use on the described real property.

EXHIBIT "B"

LEGAL DESCRIPTION

ESCROW NO.: 000701782

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

All that certain property situate in Sections 2, 3, 4, 9, 10, 11, 12, 14, 15, and 16, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, State of Nevada, more particularly described as follows:

PARCEL A

Parcels 1 through 5, inclusive, 10 through 18, inclusive, 23 through 55, inclusive, 59 through 63, inclusive, and 65 through 68, inclusive, as shown on Record of Survey for Bernard Furlan and Angelo Giusti, recorded January 27, 1983, in Book 183, Page 1298, Document No. 75477.

TOGETHER WITH a non-exclusive road easement over and across the Parcels of land here-in-above mentioned as set forth on the Land Division Map, Document No. 19092, being a portion of Parcel 2 Land Division Map, Document No. 19092, being portions of Sections 2, 3, 4, 5, 9, 10, 11, 12, 15, 16, 21 and 22, Township 13 North, Range 20 East, M.D.B.&M. filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 2, 1978, as Document No. 27700, excepting therefrom all those certain road easements traversing the here-in-above first mentioned parcels of land.

EXCEPTION PARCEL

EXCEPT THEREFROM Parcel A, above all that certain parcel of land conveyed to THOMAS E. NEVIS, a married man and SAMUEL A. NEVIS, a married man in Quit Claim Deed recorded November 2, 1983, in Book 1183, Page 222, Document No. 90384, of Official Records, described as follows:

COMMENCING at the NE corner of Section 14, Township 13 North, Range 20 East, M.D.B.&M.; thence along a line as shown on Record of Survey, File No. 51917, of Douglas County Records as the North line of the Nevis property, South 88°21'09" West, a distance of 5319.56 feet to the point of beginning of the Parcel herein described, thence South 0°53'42" West 2,418.97 feet to a 5/8 Iron Pin with aluminum cap marked as the 1/4 corner between Section 15 and 14, Township 13 North, Range 20 East, M.D.B.&M.; thence North 89°22'25" West 78.80 feet to a 5/8" Iron Pin with a plastic cap marked R.L.S. 4045; thence along the line shown as the West line of the Nevis Property, on

Continued on next page

ESCROW NO.: 000701782

Record of Survey File No. 51917; North 0°32'46" West, 2416.07 feet to a 3/4" Iron Pipe Shown on said Record of Survey as the NW corner of the Nevis Property; thence along the North line as shown on said Record of Survey File No. 51917 North 88°21'09" East, 139.70 feet to the point of beginning.

This Parcel lies in Douglas County, Nevada, in Section 15, Township 13 North, Range 20 East, M.D.B.&M. The basis of bearing for this description is the Nevada West Zone Grid System. Delta Alpha angle for true North conversion is 0°42'40.1" at the described East 1/4 corner of Section 15, Township 13 North, Range 20 East, M.D.B.&M.

PARCEL B

All that certain property situate in Section 14, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, State of Nevada, more particularly described as follows:

That portion of the following described property that lies directly South of Parcel 54 and 55 as shown on Record of Survey for Bernard Furland and Angelo Giusti, recorded January 27, 1983, in Book 183, Page 1298 as Document No. 75477.

Beginning at the Northeast corner of Section 14, Township 13 North, Range 20 East, M.D.B.&M., as shown on the Record of Survey File No. 51917, of Douglas County Records; thence along the North line of the property of Nevis Industries, Inc., as shown on said Survey South 88°21'09" West 5319.55 feet; thence North 0°53'42" East 228.24 feet to a 5/8" Iron Pin with an aluminum cap marked as the corner common to Sections 10, 11, 14 and 15, Township 13 North, Range 20 East, M.D.B.&M.; thence along the Section line South 89°11'18" East 5314.32 feet to the POINT OF BEGINNING.

APN NOS. 1320-04-001-022, 1320-04-001-023, 1320-04-001-028,
1320-03-001-009, 1320-03-001-010, 1320-03-001-011,
1320-03-001-026, 1320-03-001-027, 1320-04-001-027,
1320-04-002-002, 1320-04-002-003, 1320-03-002-001,
1320-03-002-007, 1320-04-002-004, 1320-04-002-005,
1320-03-002-002, 1320-03-002-003, 1320-03-002-004,
1320-03-002-005, 1320-03-002-006, 1320-09-000-003,
1320-10-000-001, 1320-10-000-002, 1320-10-000-007,
1320-10-000-008, 1320-09-000-004, 1320-10-000-003,
1320-10-000-004, 1320-11-001-001, 1320-11-001-002,
1320-10-000-005, 1320-10-000-006, 1320-09-000-007,

Continued on next page

0501738
BK1000PG3773

ESCROW NO.: 000701782

1320-10-000-009, 1320-10-000-010, 1320-10-000-015,
1320-10-000-016, 1320-09-000-008, 1320-10-000-011,
1320-10-000-012, 1320-11-002-001, 1320-10-000-013,
1320-10-000-014, 1320-11-002-008, 1320-11-002-002,
1320-11-002-003, 1320-11-002-007, 1320-16-000-002,
1320-15-000-001, 1320-15-000-002, 1320-15-000-007,
1320-15-000-008, 1320-15-000-003, 1320-15-000-006,
1320-15-000-004, 1320-15-000-005

- 3 -

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 OCT 20 AM 11:45

LINDA SLATER
RECORDER

\$12⁰⁰ PAID *kg* DEPUTY

0501738

BK 1000PG3774