

APN 1320-04-001-022

000701782-LH

Recording requested by  
and when recorded, mail to:  
The Bently Family Limited Partnership  
Post Office Box B  
Minden, Nevada 89423

*See pag 2+3 of Exh. B  
for further APN's*

Mail tax statements:  
The Bently Family Limited Partnership  
Post Office Box B  
Minden, Nevada 89423

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

**WATER RIGHTS DEED**

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, NV Carson Ranch, Inc., a Nevada corporation (hereinafter referred to as "Grantor"), does hereby remise, release, and quitclaim to The Bently Family Limited Partnership, a Nevada limited partnership, of Post Office Box B, Minden, Nevada 89423 (hereinafter referred to as "Grantee"), all those water rights situated in Douglas County, State of Nevada, and more specifically described in Exhibit "A" attached hereto and incorporated herein by reference as though fully set forth.

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, and also all waters, water rights, wells, right to the use of water, dams ditches, canals, pipelines, reservoirs and all other means for the diversion, transportation, storage or use of water appurtenant to the said real property described on Exhibit B, or any part thereof, or historically used in connection therewith, and including all shares of stock evidencing the same.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in otherwise appertaining, and any reversions, remainders, rents, issues or profits thereof.

0501739  
BK1000PG3775



**EXHIBIT A  
TO WATER RIGHTS DEED  
N.V. CARSON RANCH, INC. - BENTLY FAMILY LIMITED PARTNERSHIP**

1. All of 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 B 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.

F:\util\REALESTA\WaterRightDeed.wpd

# 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

0501739

BK1000PG3779

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

COPY

- 3 -

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

2000 OCT 20 AM 11:47

LINDA SLATER  
RECORDER

\$12<sup>00</sup> PAID *ko* DEPUTY

0501739

BK 1000 PG 3780