

ESCROW NO: 98072831C

APN: 17-212-05

When recorded, return to:
WALLEY'S PARTNERS LIMITED PARTNERSHIP
Attn: Thomas J. Hubeny
1702 County Road, Suite D
Minden, NV 89423
RPTT: 24.70

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 17th day of August, 2000, by and between GARDNERVILLE TOWN WATER COMPANY, INC., hereinafter referred to as "GRANTOR," and WALLEY'S PARTNERS LIMITED PARTNERSHIP, hereinafter referred to as "GRANTEE."

WITNESSETH:

That GRANTOR, in consideration of TEN DOLLARS (\$10.00), lawful money of the United States, and other good and valuable consideration to it in hand paid by the GRANTEE, the receipt of which is hereby acknowledged, does by these presents grant, bargain, and sell to the GRANTEE, and to its successors and assigns forever, all of its right, title and interest in and to those certain water rights appurtenant to real property, lying and situate in Douglas County, state of Nevada, more particularly described as follows:

All right, title and interest under Permit issued by the Office of the State Engineer for the State of Nevada, a copy of the Application for which is attached hereto as Exhibit "A" and incorporated herein by this reference.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion or reversions, remainder or remainders, rents, issues or profits thereof so long as said water rights are used in the Carson Valley Basin as such is

defined on the date of this deed.

TO HAVE AND TO HOLD all and singular the rights together with the appurtenances, unto the said GRANTEE, and to its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has set its hand on the day and year first above written.

GARDNERVILLE TOWN WATER COMPANY, INC.

By: *Dale Bohlman*
DALE BOHLMAN, Chairman

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On 17 August, 2000, personally appeared before me, a notary public, DALE BOHLMAN, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the Chairman of GARDNERVILLE TOWN WATER COMPANY, INC., GRANTOR herein, and who further acknowledged to me that he executed the foregoing Grant, Bargain and Sale Deed on behalf of said entity.

Sharlee M. Meeden
NOTARY PUBLIC



APPLICATION FOR PERMISSION TO CHANGE POINT OF DIVERSION, MANNER OF USE AND PLACE OF USE OF THE PUBLIC WATERS OF THE STATE OF NEVADA HERETOFORE APPROPRIATED

THIS SPACE FOR OFFICE USE ONLY

Date of filing in State Engineer's Office
Returned to applicant for correction
Corrected application filed Map filed

The applicant Gardnerville Town Water Company
1390 Highway 395 North of Gardnerville
Nevada 89410, hereby makes application for permission to change the

Point of Diversion and Place of Use of a portion
of water heretofore appropriated under, Permit 60576
Identify existing right by Permit, Certificate, Proof or Claim Nos. If Decreed, give title of Decree
and identify right in Decree.

- 1. The source of water is Underground
2. The amount of water to be changed .014 c.f.s., 10.0 acre-feet
3. The water to be used for Municipal
4. The water heretofore used for Municipal
5. The water is to be diverted at the following point SW 1/4 SE 1/4 Section 15, T.13 N., R.19 E., MDM, or at a point from which the S 1/4 corner of said Section 15 bears South 5°26' West, 1125 feet
6. The existing point of diversion is located within NW 1/4 NW 1/4 Section 4, T.12 N., R.20 E., MDB&M, or at a point from which the NE corner of said Section 4 bears North 86°15' East, 3,946 feet

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7. Proposed place of use NW¹/₄NE¹/₄ Section 22, SW¹/₄SE¹/₄ Section 15, T.13 N., R.19 E., MDM
Describe by legal subdivisions. If for irrigation state number of acres to be irrigated.

8. Existing place of use See Attached
Describe by legal subdivisions. If permit is for irrigation, state number of acres irrigated. If changing place of use and/or manner of use of irrigation permit, describe acreage to be removed from irrigation.

9. Use will be from January 1 to December 31 of each year.
Month and Day Month and Day

10. Use permitted from January 1 to December 31 of each year.
Month and Day Month and Day

11. Description of proposed works. (Under the provisions of NRS 535.010 you may be required to submit plans and specifications of your diversion or storage works.) well, pump, motor, storage tank, and domestic
State manner in which water is to be diverted, i.e. diversion structure, ditches,

fire distribution system
pipes and flumes or drilled well, pump and motor, etc.

12. Estimated cost of works existing

13. Estimated time required to construct works existing
If well completed, describe well.

14. Estimated time required to complete the application of water to beneficial use 5 years

15. Remarks: For use other than irrigation or stock watering, state number and type of units to be served or annual consumptive use.
See Attached

Bruce R. Scott, Resource Concepts, Inc.

Type or print name clearly

By

Bruce R. Scott
Signature, applicant or agent

340 North Minnesota Street

Street and No., or P.O. Box No.

Carson City, Nevada 89703

City, State, Zip Code No.

APPLICATION MUST BE SIGNED BY THE APPLICANT OR AGENT

\$150 FILING FEE MUST ACCOMPANY APPLICATION

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BK 1000 PG 5216 A

Sections 1, 2, 3, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 34, 35, and 36,
Township 14 North, Range 19 East, M.D.B.&M.,

Sections 1, 2, 3, E 1/2 Section 4, NE 1/4 and NW 1/4 SE 1/4, and East 1/2 SE 1/4
Section 9, Sections 10, 11, 12, 13, 14, 15, and East 1/2 NE 1/4, and East 1/2 SE
1/4 Section 16, and East 1/2 NE 1/4, and East 1/2 SE 1/4 Section 21, Sections 22,
23, 24, 25, 26, 27, East 1/2 Section 28, East 1/2 Section 33, Sections 34, 35, and
36, Township 13 North, Range 19 East, M.D.B.&M.,

Sections 1, 2, 3, NE 1/4 and NW 1/4 SE 1/4 and East 1/2 SE 1/4 Section 4, Sections
10, 11, 12, 13, 14, 15, the NE 1/4 and Portions of the NW 1/4, SE 1/4 and the SW
1/4 of Section 22, Sections 23, 24, and 25, the NE 1/4 and Portions of NW 1/4, SW
1/4, and SE 1/4 of Section 26, the NE 1/4 and Portions of NW 1/4 and SE 1/4 of
Section 36, Township 12 North, Range 19 East, M.D.B.&M.,

Sections 1 through 36, Township 12 North, Range 20 East, M.D.B.&M.,

Sections 1 through 36, Township 13 North, Range 20 East, M.D.B.&M.,

West 1/2 Section 5, Sections 6, 7, 8, and Sections 13 through 36, Township 14
North, Range 20 East, M.D.B.&M.,

Sections 18, 19, 30, and 31, Township 14 North, Range 21 East, M.D.B.&M.,

Sections 6, 7, 18, 19, 30, and 31, Township 13 North, Range 21 East, M.D.B.&M.,

Sections 6, 7, 18, 19, and 30, Township 12 North, Range 21 East, M.D.B.&M.,

all in Douglas County, Nevada

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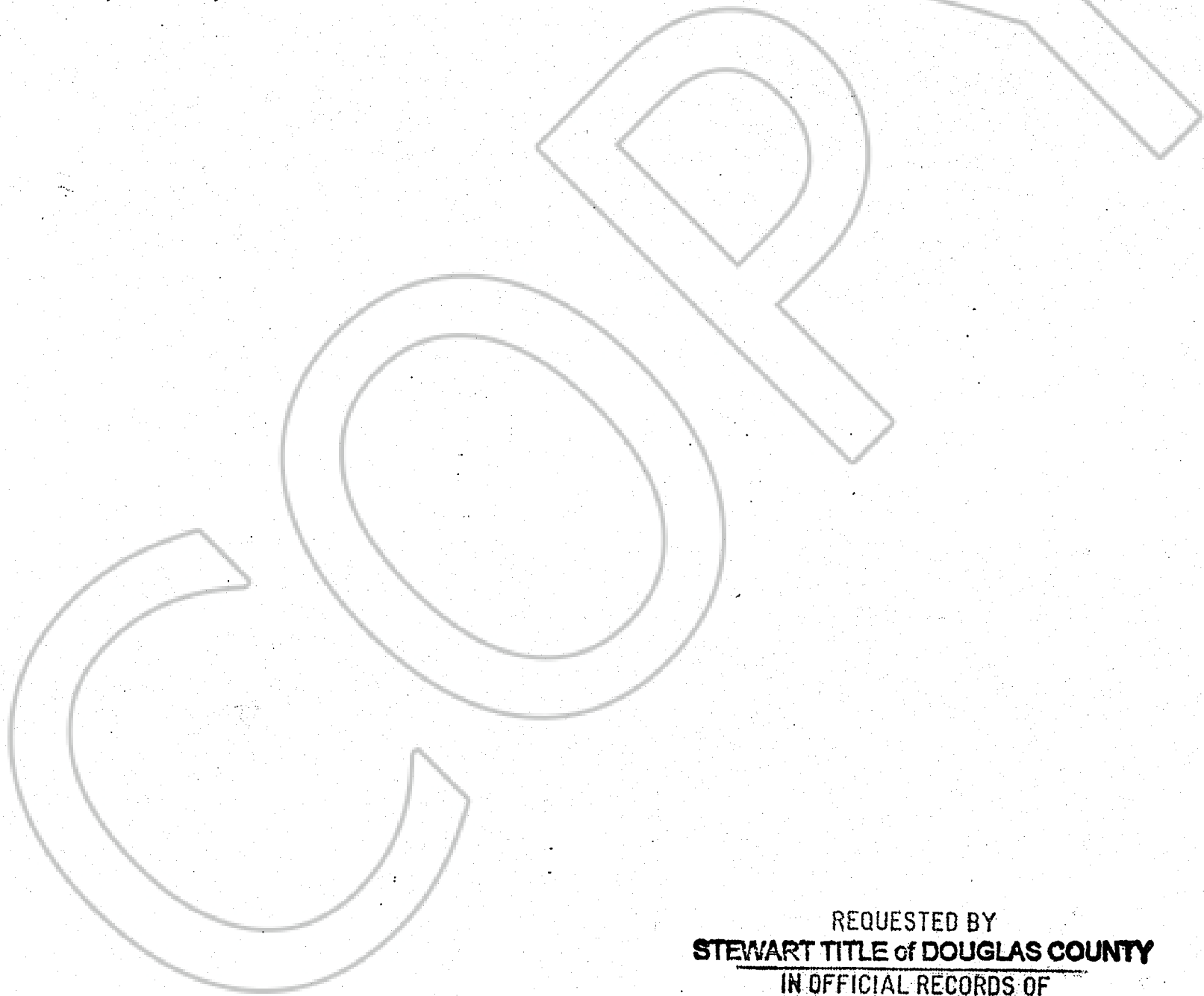
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Question 15 - Remarks

The applicant has entered into an agreement to transfer the water rights to Walley's Partners Limited Partnership for use at Walley's Hot Springs, in conjunction with the permit being issued. The water under this application is to be used with other water for the overall resort use. The other water right on this well is held by Douglas County.

Please use maps on file at the Division of Water Resources under Application 48321 to support the proposed point of diversion and place of use and under Application 60576 to support the existing point of diversion and place of use.

Please send copies of all notices to Walley's Partners Limited Partnership, 1702 County Road, Suite D, Minden, NV 89423.



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

2000 OCT 26 PM 3: 50

LINDA SLATER
RECORDER

\$ 11⁰⁰ PAID *Bh* DEPUTY

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