

16 ✓ Recording requested by and mail to:

William Jac Shaw
Brooke, Shaw, Plimpton, Zumpft
1590 Fourth Street, Suite 100
Minden, NV 89423

APN: 1320-19-000-003
1320-19-000-004

R.P.T.T.\$ 54.60

GRANT, BARGAIN & SALE DEED
(WATER RIGHTS)


FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, NEVADA NORTHWEST, LLC, Nevada limited liability company, by and through its manager, Corporate Management Services, Inc., a Nevada corporation, does hereby grant, bargain, transfer and sell to BENTLY FAMILY LIMITED PARTNERSHIP, P.O. Box B, Minden, NV 89423, all of its right, title and interest in and to the following water rights, and as filed with the office of Nevada State Engineer:

The water and water rights, ditch and ditch rights, more particularly described in Exhibit "A" attached hereto and incorporated by reference herein, are located within Douglas County, Nevada. Said rights are on file at the State of Nevada Department of Conservation and Natural Resources, Division of Water Resources, Office of the State Engineer in Carson City, Nevada and the United States Federal District Court Water Master's Office located in Reno, Nevada.

DATED: 8 March 2002

NEVADA NORTHWEST, LLC, a Nevada limited liability company

By: Corporate Management Services, Inc., a Nevada corporation
Its: Manager

By: 
JAMES S. BRADSHAW
President

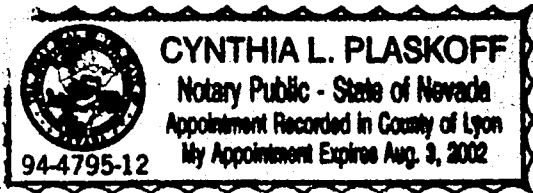
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STATE OF NEVADA)
 : SS.
CARSON CITY)

On this 8th day of March, 2002, before me, the undersigned, a Notary Public in and for said state, personally appeared JAMES S. BRADSHAW, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Cynthia L. Plaskoff
NOTARY PUBLIC

COPY

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EXHIBIT "A"

Water Rights Description

All those portions of the following Claims of the Carson River (Alpine) Decree, *In the matter of the United States of America vs. Alpine Land & Reservoir Company, a corporation, et al., in the United States District Court for the District of Nevada in Equity Docket No. 183 BRT*, being;

<u>Claim No.</u>	<u>Irrigated Acres</u>
163	38.0
164	40.0
165	28.0
166	12.0
167	40.0
168/332	4.2
169/331	32.0
366	<u>16.63</u>
Total Irrigated Acres	210.83

REQUESTED BY
Brooke Shaw et al
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2002 MAY 22 AM 11:31

LINDA SLATER
RECORDER

s/6 PAID *KJ* DEPUTY

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