

GRANT, BARGAIN AND SALE DEED WATER RIGHTS

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

WEST FORK SIERRA VISTA ESTATES, a Nevada Limited Liability Company

do(es) hereby **GRANT, BARGAIN, SELL and CONVEY** to

MICHAEL HAKANSSON AND MARGARET HAKANSSON husband and wife as Joint Tenants with right of survivorship

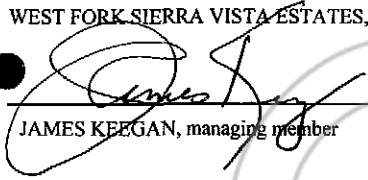
all that real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel Number **1219-11-001-008**, specifically described as follows:

A portion of PERMIT Nos. 62964 (Cert. 1436), 62969 (Cert. 14837) and 62974 (Cert. 14838) owned by Grantor, and on file in the office of the State Engineer, being 8.25 irrigated acres from Permit No. 62964 (Cert. 14836); 7.22 irrigated acres from Permit No. 62969 (Cert. 14837); and 4.55 irrigated acres from Permit No. 62974 (Cert. 148388).

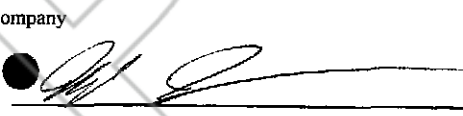
TOGETHER with all and singular the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

WITNESS my hand this 15 day of January, 2003

WEST FORK SIERRA VISTA ESTATES, a Nevada Limited Liability Company



JAMES KEEGAN, managing member



MICHAEL HAKANSSON, managing member

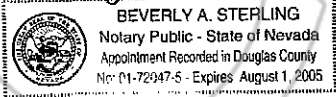
STATE OF NEVADA
COUNTY OF Douglas

On 1-15-03 personally appeared before me, a Notary Public, James Keegan and Michael Hakansson

who acknowledged that she executed the above instrument.



Notary Public



WHEN RECORDED MAIL TO:
Mr. & Mrs. Michael Hakansson
P.O. Box 403
Genoa, NV 89411

The grantor (s) declare:
Documentary transfer tax is \$ 0 # 3
() computed on full value of property conveyed, or
computed on full value less value of liens and
encumbrances remaining at time of sale

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

REQUESTED BY
MARQUIS TITLE & ESCROW
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 JAN 16 PM 3:45

WERNER CHRISTEN
RECORDER
\$ 14.00 PAID KJ DEPUTY

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