

28- ✓ When recorded, return to:  
George M. Keele, Esq.  
1692 County Road, #A  
Minden, NV 89423  
APN: 1220-03-000-018

**AGREEMENT OF CLARIFICATION AND**

**CORRECTION OF DEED**

**R.P.T.T. \$ ~~3~~ 3**

On the 2nd day of December, 1993, a grant, bargain and sale deed (hereinafter referred to as the "Individual Grant Deed") was recorded in the Official Records of Douglas County, Nevada, as Document No. 326525. In the Individual Grant Deed, the undersigned, ROY E. GODECKE AND JANET GODECKE, TRUSTEES OF THE ROY E. GODECKE AND JANET GODECKE FAMILY TRUST AGREEMENT, DATED MAY 25, 1989, AND ROY E. GODECKE AND JANET GODECKE, AS TRUSTEES OF THE ROY E. GODECKE AND JANET GODECKE LIVING TRUST FOR MARY GODECKE, DATED DECEMBER 29, 1989, were denominated Grantor and the undersigned, BRENT E. CURTIS and JEANNE C. CURTIS, were denominated Grantee. A copy of the Individual Grant Deed is attached hereto as Exhibit 1 and incorporated herein by this reference.

Since the recordation of the Individual Grant Deed, the Grantor and the Grantee have discovered that three errors were made in the preparation of Exhibit A to the Individual Grant Deed, namely:

Error Number 1:

There are two documents, both denominated Exhibit A, attached to the Individual Grant Deed. The first such Exhibit A sets forth the names of the Grantors in the Individual Grant Deed. The second such Exhibit A (entitled "LEGAL DESCRIPTION of Parcel to be transferred from Godecke to Curtis" and hereinafter referred to as "the LEGAL DESCRIPTION") sets forth

**0573238**  
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a legal description of the real property being conveyed by the Individual Grant Deed, as well as a description of the water rights ostensibly being transferred by the Grantor of the Individual Grant Deed to the Grantee of the Individual Grant Deed.

Error Number 2:

The reference on page 2 of the LEGAL DESCRIPTION to "Claim No. 75 of the Alpine Decree, Priority 1906" should read "Claims Nos. 74 and 75 of the Alpine Decree, Priority 1905 and 1906, respectively," inasmuch as a small portion (i.e. approximately 3.45 acres) of the water rights being transferred to the Grantee in the Individual Grant Deed are a part of Carson River Claim 74 (describing acreage to which water rights were allocated by the final decree in U.S. District Court (District of Nevada) Case No. D-183BRT, *United States v. Alpine Land & Reservoir Company, et al.* (hereinafter referred to as the "Alpine Decree")), and the balance (i.e. approximately 15.21 acres) of the water rights being transferred to the Grantee in the Individual Grant Deed are a part of Carson River Claim 75 under the Alpine Decree.

Error Number 3:

The reference to "20.00 acres of the above described land" should instead read "18.66 acres of the above described land," inasmuch as only 18.66 acres of the real property being conveyed to the Grantee can be irrigated.

Correction of Mistakes by Mutual Conveyances and by Interlineations, Additions, and Amendment:

NOW, THEREFORE, in consideration of their mutual promises and other good and valuable consideration, the undersigned, who are the Grantor and the Grantee in the Individual Grant Deed, do hereby agree that the Individual Grant Deed shall be and it is hereby amended *nunc pro tunc* to read as set forth in Exhibit 2 (hereinafter referred to as "the Corrected Individual Grant Deed") attached hereto and incorporated herein; to effect this amendment, the Grantor, as a grantor and a grantee herein, and the Grantee, also as a grantor and a grantee herein, do hereby (1) grant, bargain, sell and convey to each other such right, title and interest in the parcel of real property described on Exhibit B to Exhibit 2, together with the water rights described therein, as necessary to effect the changes to Exhibit 1 hereto as are set forth and agreed upon in this Agreement of Clarification and Correction of Deed and as are incorporated into the Corrected Individual Grant Deed attached hereto and made a part hereof as Exhibit 2; and (2) adopt and set forth in Exhibit 2 the other changes shown in Exhibit 2 by interlineation, by amendment, and by addition, the consequences of such changes being that Exhibit

2 shall permanently take the place of Exhibit 1, nunc pro tunc.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates set forth below.

ROY E. GODECKE AND JANET GODECKE,  
TRUSTEES OF THE ROY E. GODECKE  
AND JANET GODECKE FAMILY TRUST  
AGREEMENT, DATED MAY 25, 1989,  
GRANTOR

By Frank E. Godecke  
Frank E. Godecke,  
successor trustee

Date: March 24, 2003

By Henry R. Godecke  
Henry R. Godecke,  
successor trustee

Date: MARCH 24, 2003

ROY E. GODECKE AND JANET GODECKE,  
AS TRUSTEES OF THE ROY E. GODECKE  
AND JANET GODECKE LIVING TRUST  
FOR MARY GODECKE, DATED  
DECEMBER 29, 1989

By Frank E. Godecke  
Frank E. Godecke,  
successor trustee

Date: March 24, 2003

Brent E. Curtis  
BRENT E. CURTIS

Date: 4/7/03

Jeanne C. Curtis  
JEANNE C. CURTIS

Date: 4/7/03

STATE OF NEVADA )  
 : SS.  
COUNTY OF DOUGLAS )


This instrument was acknowledged before me on the 24<sup>th</sup> day of March, 2003, by FRANK E. GODECKE, successor trustee of the Roy E. Godecke and Janet Godecke Family Trust Agreement, Dated May 25, 1989.

 **MARY E. BALDECCHI**  
Notary Public - Nevada  
Washoe County  
**93-0282-2**  
My Appointment Expires January 10, 2005  
*2005*

Mary E. Baldecchi  
NOTARY PUBLIC

STATE OF NEVADA )  
 : SS.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 26<sup>th</sup> day of March, 2003, by HENRY R. GODECKE, successor trustee of the Roy E. Godecke and Janet Godecke Family Trust Agreement, Dated May 25, 1989.

 **MARY E. BALDECCHI**  
Notary Public - Nevada  
Washoe County  
**93-0282-2**  
My Appointment Expires January 10, 2005  
*2005*

Mary E. Baldecchi  
NOTARY PUBLIC

STATE OF NEVADA     )  
                                      :    SS.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on the 24th day of March, 2003, by FRANK E. GODECKE, as successor trustee of the Roy E. Godecke and Janet Godécke Living Trust for Mary Godecke, Dated December 29, 1989.

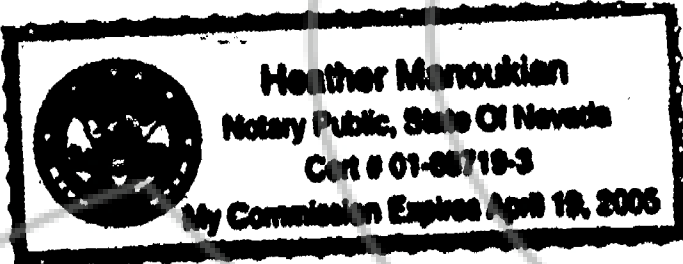


MARY E. BALDECCHI  
Notary Public - Nevada  
Washoe County  
93-0282-2  
My Appointment Expires January 10, 2005

Mary E. Baldecchi  
NOTARY PUBLIC

STATE OF NEVADA     )  
                                      :    SS.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on the 7th day of April, 2003, by BRENT E. CURTIS.



Heather Manoukian  
Notary Public, State Of Nevada  
Cert # 01-68719-3  
My Commission Expires April 19, 2005

Heather Manoukian  
NOTARY PUBLIC

STATE OF NEVADA     )  
                                      :    SS.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on the 7th day of April, 2003, by JEANNE C. CURTIS.



Heather Manoukian  
Notary Public, State Of Nevada  
Cert # 01-68719-3  
My Commission Expires April 19, 2005

Heather manoukian  
NOTARY PUBLIC

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DOUGLAS COUNTY

WHEN RECORDED MAIL TO:  
BRENT E. CURTIS  
P O BOX 3911  
MINDEN, NV 89423

Order No.  
Escrow No. B56260JC  
R.P.T.T. 390.0  
✓ Based on full value  
Based on full value  
less liens

INDIVIDUAL GRANT DEED

THIS INDENTURE WITNESSETH:

That for a valuable consideration, receipt of which is hereby acknowledged, SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF

(GRANTOR),  
does hereby grant, bargain, sell, and convey to  
BRENT E. CURTIS and JEANNE C. CURTIS, husband and wife, as joint tenants  
with rights of survivorship

(GRANTEE),  
all that real property in the County of DOUGLAS, State of Nevada,  
being Assessor's Parcel Number 25-160-49, specifically described as:  
SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

TOGETHER WITH all water, water rights, ditch, ditch rights, including, but  
not limited to 7 acre-feet, per acre per year, from U. S. Water Master,  
appurtenant to the herein described real property.

Together with all and singular the tenements, hereditaments and  
appurtenances thereunto belonging or in anywise appertaining, and any  
reversions, remainders, rents, issues or profits hereof.

Dated December 27, 1993

STATE OF NEVADA

County of Douglas )  
) SS.

On December 27, 1993 )  
before me, a notary public,  
personally appeared Roy E. GODECKE, TRUSTEE  
JANET GODECKE, TRUSTEE, Roy E. GODECKE,  
TRUSTEE & JANET GODECKE, TRUSTEE

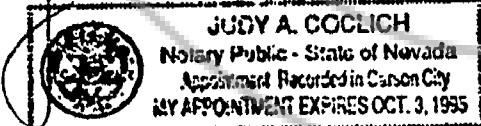
personally known or proved to  
me to be the person(s) whose  
name(s) subscribed to the  
above instrument who ack-  
nowledged that executed  
the instrument.

ROY E. GODECKE, TRUSTEE  
JANET GODECKE, TRUSTEE  
ROY E. GODECKE, TRUSTEE  
JANET E. GODECKE, TRUSTEE

MAIL TAX STATEMENT TO:  
SAME AS ABOVE

FOR RECORDER'S USE

Notary Public



SCARPELLO & ALLING  
CARSON CITY OFFICE  
BANK OF AMERICA CENTER  
600 WILLIAM STREET, SUITE 301  
CARSON CITY, NEVADA 89701-4502  
TELEPHONE (702) 882-4577

LAKE TAHOE OFFICE  
KINGSBURY SQUARE  
P.O. BOX 3390  
STATELINE, NEVADA 89449-3390  
TELEPHONE (702) 588-6676

deed

326525

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DOUGLAS COUNTY

'A'

ROY E. GODECKE AND JANET GODECKE, TRUSTEES OF THE ROY E. GODECKE AND JANET GODECKE FAMILY TRUST AGREEMENT, DATED MAY 25, 1989, and ROY E. GODECKE AND JANET GODECKE, AS TRUSTEES OF THE ROY E. GODECKE AND JANET GODECKE LIVING TRUST FOR MARY GODECKE, DATED DECEMBER 29, 1989

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EXHIBIT 1-page 2 of 4



DOUGLAS COUNTY

LEGAL DESCRIPTION  
of  
Parcel to be transferred  
from Godecke  
to Curtis

A boundary line adjustment between the lands of Roy Godecke, et. al. as described in deed, filed for record in Book 192 at page 980, Official Records of Douglas County, Nevada and the lands of Brent Curtis, et. al. as described in deed, filed for record in Book 391 at page 3300, Official Records of Douglas County, Nevada and also known as assessor's parcel numbers 25-160-49 and 25-160-23, respectively and more particularly described as:

All that certain lot, piece, parcel or portion of land situate, lying and being within the southwest 1/4 of the southwest 1/4 of Section 2, the southeast 1/4 of the southeast 1/4 of Section 3, the northeast 1/4 of the northeast 1/4 of Section 10 and the northwest 1/4 of the northwest 1/4 of Section 11, all in Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

Commencing at the northwest corner of that parcel of land described in deed filed for record in Book 675 at Page 530 as Document Number 81095, Official Records of Douglas County, Nevada which point is the TRUE POINT OF BEGINNING; thence along the north line of said parcel  
North 00°00'00" East a distance of 424.88 feet to the northeast corner of said parcel; thence along the east line of said parcel  
South 00°00'00" West a distance of 255.50 feet to the southwest corner of said parcel; thence along the east line of that parcel of land described in deed filed for record in Book 487 at Page 1079 as Document Number 152989, Official Records of Douglas County, Nevada  
South 01°22'20" West a distance of 279.69 feet to a point on the southwesterly line of Godecke property; thence along said southwesterly line  
South 39°39'00" East a distance of 403.23 feet; thence  
South 59°18'00" East a distance of 373.33 feet; thence leaving said southwesterly line  
North 82°44'08" East a distance of 39.93 feet; thence  
North 07°38'24" West a distance of 90.38 feet; thence  
North 01°36'47" West a distance of 1,331.00 feet; thence  
South 88°11'42" West a distance of 1,066.99 feet to the aforesaid southwesterly line of the Godecke property; thence along said line  
South 12°39'49" East a distance of 364.18 feet to the TRUE POINT OF BEGINNING and containing 20.17 acres more or less.

Reserving therefrom an easement 30.00 feet in width for private access and irrigation ditch maintenance purposes lying adjacent to, parallel with and northerly and westerly of the following described line:

HIGG-N-SONS INC File 1418A Page 1  
Godecke/Curtis BLA

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DOUGLAS COUNTY

All that certain lot, piece, parcel or portion of land situate, lying and being within the southwest 1/4 of the southwest 1/4 of Section 2 and the northwest 1/4 of the northwest 1/4 of Section 11, all in Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

Commencing at the north 1/4 corner common to said Sections 2 and 3 as shown on Record of Survey No. 23 for Douglas County filed for record in Book 191 at Page 275 as Document Number 242238, Official Records of Douglas County, Nevada; thence South 00°38'57" West a distance of 50.00 feet to a point on the south right-of-way line of Toler Lane; thence along said right-of-way line North 89°56'28" West a distance of 1,874.13 feet; thence leaving said right-of-way line and along the easterly line of that road and utility easement described in deed filed for record in Book 84 page 170, Official Records of Douglas County, Nevada South 12°39'49" East a distance of 5,353.15 feet; thence South 39°39'00" East a distance of 1,043.85 feet; thence South 59°18'00" East a distance of 373.33 feet to the terminus of said road and utility easement and the TRUE POINT OF BEGINNING of the herein described easement; thence North 82°44'08" East a distance of 39.93 feet; thence North 07°38'24" West a distance of 90.38 feet; thence North 01°36'47" West a distance of 1,331.00 feet to the terminus point of this 30.00 foot wide easement.

Together with water rights out of Claim No. 75 of the Alpine Decree, Priority 1906 to irrigate 20.00 acres of the above described land.

Prepared: December 16, 1993  
By: HIGG-N-SONS INC  
Professional Land Surveyors  
P. O. Box 425  
Gardnerville, NV 89410  
(702) 782-7444



REQUESTED BY  
WESTERN TITLE COMPANY, INC.  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

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HIGG-N-SONS INC File 1418A Page 2  
Godecke/Curtis BLA

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EXHIBIT 1-page 4 of 4

BK0403PG05305

DOUGLAS COUNTY

WHEN RECORDED MAIL TO:  
BRENT E. CURTIS  
P. O. Box 2911  
Minden, NV 89423

Order No.  
Escrow No. B56260JC  
R.P.T.T. 390.0  
Based on full value  
Based on full value  
less liens

INDIVIDUAL GRANT DEED

THIS INDENTURE WITNESSETH:

That for a valuable consideration, receipt of which is hereby acknowledged, SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF

(GRANTOR),  
does hereby grant, bargain, sell, and convey to  
BRENT E. CURTIS and JEANNE C. CURTIS, husband and wife, as joint tenants  
with rights of survivorship

(GRANTEE),  
all that real property in the County of DOUGLAS, State of Nevada,  
being Assessor's Parcel Number 25-160-49, specifically described as:  
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

TOGETHER WITH all water, water rights, ditch, ditch rights, including, but  
not limited to 7 acre-feet, per acre per year, from U. S. Water Master,  
appurtenant to the herein described real property.

Together with all and singular the tenements, hereditaments and  
appurtenances thereunto belonging or in anywise appertaining, and any  
reversions, remainders, rents, issues or profits hereof.

Dated December 27, 1993

STATE OF NEVADA

County of Douglas )  
 ) SS.

On December 27, 1993  
before me, a notary public,  
personally appeared ROY E. GODECKE, TRUSTEE  
JANET GODECKE, TRUSTEE, ROY E. GODECKE,  
TRUSTEE, JANET GODECKE, TRUSTEE

personally known or proved to  
me to be the person(s) whose  
name(s) subscribed to the  
above instrument who ack-  
nowledged that executed  
the instrument.

Notary Public



JUDY A. COCLICH  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
MY APPOINTMENT EXPIRES OCT. 3, 1995

SCARPELLO & ALLING  
CARSON CITY OFFICE  
BANK OF AMERICA CENTER  
600 WILLIAM STREET, SUITE 301  
CARSON CITY, NEVADA 89701-4502  
TELEPHONE (702) 882-4577

LAKE TAHOE OFFICE  
KINGSBURY SQUARE  
P.O. BOX 3390  
STATELINE, NEVADA 89449-3390  
TELEPHONE (702) 588-6676

deed

ROY E. GODECKE, TRUSTEE  
JANET GODECKE, TRUSTEE  
ROY E. GODECKE, TRUSTEE  
JANET E. GODECKE, TRUSTEE

MAIL TAX STATEMENT TO:  
SAME AS ABOVE

FOR RECORDER'S USE

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BK0403PG05306 EXHIBIT 2-page 1 of 4

DOUGLAS COUNTY

'A'

ROY E. GODECKE AND JANET GODECKE, TRUSTEES OF THE ROY E. GODECKE AND JANET GODECKE FAMILY TRUST AGREEMENT, DATED MAY 25, 1989, and ROY E. GODECKE AND JANET GODECKE, AS TRUSTEES OF THE ROY E. GODECKE AND JANET GODECKE LIVING TRUST FOR MARY GODECKE, DATED DECEMBER 29, 1989

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BK0403PG05307 EXHIBIT 2-page 2 of 4

DOUGLAS COUNTY

LEGAL DESCRIPTION

of  
Parcel to be transferred  
from Godecke  
to Curtis

A boundary line adjustment between the lands of Roy Godecke, et. al. as described in deed, filed for record in Book 192 at page 980, Official Records of Douglas County, Nevada and the lands of Brent Curtis, et. al. as described in deed, filed for record in Book 391 at page 3300, Official Records of Douglas County, Nevada and also known as assessor's parcel numbers 25-160-49 and 25-160-23, respectively and more particularly described as:

All that certain lot, piece, parcel or portion of land situate, lying and being within the southwest 1/4 of the southwest 1/4 of Section 2, the southeast 1/4 of the southeast 1/4 of Section 3, the northeast 1/4 of the northeast 1/4 of Section 10 and the northwest 1/4 of the northwest 1/4 of Section 11, all in Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

Commencing at the northwest corner of that parcel of land described in deed filed for record in Book 675 at Page 530 as Document Number 81095, Official Records of Douglas County, Nevada which point is the TRUE POINT OF BEGINNING; thence along the north line of said parcel  
North 00°00'00" East a distance of 424.88 feet to the northeast corner of said parcel; thence along the east line of said parcel  
South 00°00'00" West a distance of 255.50 feet to the southwest corner of said parcel; thence along the east line of that parcel of land described in deed filed for record in Book 487 at Page 1079 as Document Number 152989, Official Records of Douglas County, Nevada  
South 01°22'20" West a distance of 279.69 feet to a point on the southwesterly line of Godecke property; thence along said southwesterly line  
South 39°39'00" East a distance of 403.23 feet; thence  
South 59°18'00" East a distance of 373.33 feet; thence leaving said southwesterly line  
North 82°44'08" East a distance of 39.93 feet; thence  
North 07°38'24" West a distance of 90.38 feet; thence  
North 01°36'47" West a distance of 1,331.00 feet; thence  
South 88°11'42" West a distance of 1,066.99 feet to the aforesaid southwesterly line of the Godecke property; thence along said line  
South 12°39'49" East a distance of 364.18 feet to the TRUE POINT OF BEGINNING and containing 20.17 acres more or less.

Reserving therefrom an easement 30.00 feet in width for private access and irrigation ditch maintenance purposes lying adjacent to, parallel with and northerly and westerly of the following described line:

HIGG-N-SONS INC File 1418A Page 1  
Godecke/Curtis BLA

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DOUGLAS COUNTY

All that certain lot, piece, parcel or portion of land situate, lying and being within the southwest 1/4 of the southwest 1/4 of Section 2 and the northwest 1/4 of the northwest 1/4 of Section 11, all in Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

Commencing at the north 1/4 corner common to said Sections 2 and 3 as shown on Record of Survey No. 23 for Douglas County filed for record in Book 191 at Page 275 as Document Number 242238, Official Records of Douglas County, Nevada; thence South 00°38'57" West a distance of 50.00 feet to a point on the south right-of-way line of Toler Lane; thence along said right-of-way line North 89°56'28" West a distance of 1,874.13 feet; thence leaving said right-of-way line and along the easterly line of that road and utility easement described in deed filed for record in Book 84 page 170, Official Records of Douglas County, Nevada South 12°39'49" East a distance of 5,353.15 feet; thence South 39°39'00" East a distance of 1,043.85 feet; thence South 59°18'00" East a distance of 373.33 feet to the terminus of said road and utility easement and the TRUE POINT OF BEGINNING of the herein described easement; thence North 82°44'08" East a distance of 39.93 feet; thence North 07°38'24" West a distance of 90.38 feet; thence North 01°36'47" West a distance of 1,331.00 feet to the terminus point of this 30.00 foot wide easement.

~~Together with water rights out of Claim No. 75 of the Alpine Decree, Priority 1906 to irrigate 20.00 acres of the above described land.~~

Prepared: December 16, 1993  
By: HIGG-N-SONS INC  
Professional Land Surveyors  
P. O. Box 425  
Gardnerville, NV 89410  
(702) 782-7444



Together with water rights out of Claims Nos. 74 and 75 of the Alpine Decree, Priority 1905 and 1906, respectively, to irrigate 18.66 acres of the above described land.

REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

93 DEC 30 P4:15

326525

HIGG-N-SONS INC File 1418A Page 2  
Godecke/Curtis BLA

BK1293PG7283

MANNE...  
\$10<sup>00</sup>... K2 DEPUTY

0573238

EXHIBIT 2-page 4 of 4

BK0403PG05309

COPY

REQUESTED BY  
George Keele Esq  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2003 APR 11 PM 12:19

WERNER CHRISTEN  
RECORDER

\$ 28<sup>00</sup> PAID Kg DEPUTY

0573238  
BK0403PG05310

