

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

A.P.N. 1219-12-002-008
Escrow No. 23101233
R.P.T.T. *Exempt #3*

2003 SEP 22 PM 4:29

WERNER CHRISTEN
RECORDER
\$ 15.00 PAID BE DEPUTY

When recorded Mail To:
(Tax Statement Same)
S. James Broman
2560 Business Parkway, Suite A
Minden, Nevada 89423

GRANT, BARGAIN AND SALE WATER RIGHTS DEED

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 S. James Broman, a single man

all that real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel Number 1219-12-002-008, specifically described as follows:

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 9 day of SEPTEMBER, 2003.

WEST FORK SIERRA VISTA ESTATES, a Nevada Limited Liability Company

[Signature]

Michael Hakansson, Managing Member

[Signature]


James Keegan, Managing Member

STATE OF NEVADA
COUNTY OF

On 9-11-, 2003, Michael Hakansson + James Keegan personally appeared before me, a Notary Public, who acknowledged that he executed the above instrument.

[Signature]

Notary Public

 BEVERLY A. STERLING
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 01-72047-5 - Expires August 1, 2005

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WEST FORK SIERRA VISTA ESTATES, LLC.
LEGAL DESCRIPTIONS TO SUPPORT WATER RIGHT ALLOCATIONS
FOR PARCEL 3.B.1 AND 3 B.2
September 11, 2003

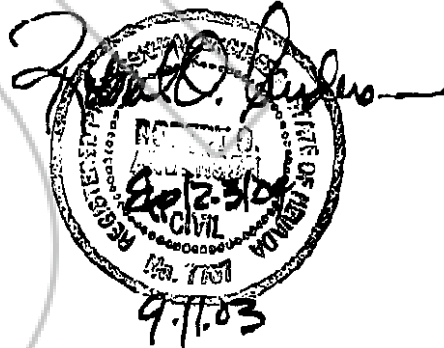
Record of Survey for West Fork Sierra Vista Estates, LLC, recorded as
Document No. 583846 at book 0703, page 9106

**Water Right description with regards to Parcel 3.B.1 (Westerly
Parcel):**

A portion of Permit No. 62969 (Cert. 14837) owned by Grantor, and
on file in the office of the State Engineer, being 17.21 irrigated
acres.

**Water Right description with regards to Parcel 3.B.2 (Easterly
Parcel):**

A portion of Permit No. 62969 (Cert. 14837) and 62975 (Cert.
14839) owned by Grantor, and on file in the office of the State
Engineer, being 4.14 irrigated acres from Permit No. 62969 (Cert.
14837) and 7.00 irrigated acres from 62975 (Cert. 14839).



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