

REQUESTED BY
Gordon H DePaoli
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 OCT -4 AM 9: 25

WERNER CHRISTEN
RECORDER

\$22⁰⁰ PAID K2 DEPUTY

Recording Requested by
And Return by Mail to:

✓Gordon H. DePaoli
P.O. Box 2311
Reno, Nevada 89505

ABANDONMENT OF DITCH EASEMENTS

This Abandonment of Ditch Easements is made this 29 day of September, 2004, by PARK CATTLE CO., hereinafter referred to as "Park".

RECITALS

WHEREAS, on January 31, 2002, Park Cattle Co., a Nevada corporation, and Bently Family Limited Partnership, a Nevada limited partnership, being all of the members of Dangberg Holdings Nevada, LLC, entered into that certain Agreement for Distribution of Assets and dissolution of Dangberg Holdings Nevada, LLC ("Distribution and Dissolution Agreement");

WHEREAS, on February 1, 2002, pursuant to a Grant, Bargain and Sale Deed Subject to Reserved Easements, recorded as Document No. 0533881, Book 202, Pages 551 through 598, in the Official Records of Douglas County, Nevada (the "Original Deed"), Dangberg Holdings Nevada, LLC, deeded certain real property to Park including the real property described in Exhibit A attached hereto and by this reference made a part hereof;

WHEREAS, the Original Deed included certain errors in the legal description of certain property;

WHEREAS, a Corrected Grant, Bargain and Sale Deed Subject to Reserved Easements was executed, acknowledged, delivered and recorded on May 8, 2002, as Document No. 0541661 of the Official Records of Douglas County, Nevada;

WHEREAS, the Distribution and Dissolution Agreement expressly recognized that prior owners of the real property deeded by Dangberg Holdings Nevada, LLC to Park and to the Bently Family Limited Partnership had recorded various documents creating or perpetuating various rights on and within said property including, ditch easements, and, further, provided that as between Park and the Bently Family Limited Partnership and their successors and assigns and all persons acting through any such person, all such easements and interests are terminated and extinguished.

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WHEREAS, said Distribution and Dissolution Agreement further provided that either Park or the Bently Family Limited Partnership may take such additional action as each deems appropriate to publicly terminate and extinguish any such rights or claims affecting or on property distributed to it.

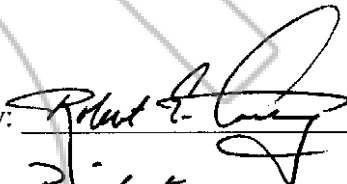
WHEREAS, the real property described in Exhibit A attached hereto was distributed to Park Cattle Co. and includes some ditch easements which Park Cattle Co. intends to terminate and extinguish pursuant to this document.

WHEREAS, the ditch easements which Park Cattle Co. intends to terminate and extinguish pursuant to this document are also shown on that certain Record of Survey filed in the office of the County Recorder of Douglas County, State of Nevada, on January 18, 2002, in Book 102, Page 5649, as Document No. 532717.

NOW, THEREFORE, based upon the foregoing, and with respect to the parcel described on Exhibit A attached hereto and made a part hereof, Park hereby abandons, extinguishes and terminates the ditch easements described in Exhibit B attached hereto and by this reference made a part hereof, and which easements are shown on Exhibit C attached hereto and made a part hereof.

Dated September 29th, 2004.

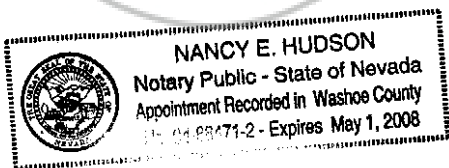
PARK CATTLE CO.

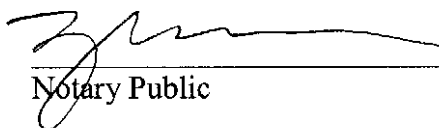
By: 

Its: President
Robert E Armstrong

STATE OF NEVADA)
COUNTY OF WASHOE) ss.

On the 29 day of September, 2004, personally appeared before me, a Notary Public in and for said County and State, Robert E. Armstrong, the President of PARK CATTLE CO., personally known or proved to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that (s)he executed the same freely and voluntarily and for the uses and purposes therein stated.




Notary Public

Order No.: 040 J1044

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

PARCEL 1:

A parcel of land located within portions of the Southeast one-quarter (SE 1/4) of Section 20 and the Northeast one-quarter (NE 1/4) of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the center of Section 29, Township 13 North, Range 20 East, M.D.M., as shown on the Amended Record of Survey for Bently Nevada Corporation recorded June 16, 1988 in the office of Recorder, Douglas County, Nevada as Document No. 180280 and being the southwest corner of Remainder Parcel 32B as shown on the Record of Survey for Slash Bar H Limited Partnership and Douglas County School District recorded June 20, 1995 in said office of Recorder as Document No. 364421, the POINT OF BEGINNING;

thence along the westerly line of said Remainder Parcel 32B, North $00^{\circ}41'53''$ East, 2651.39 feet to a $5/8''$ rebar with tag RLS 3579, the north one-quarter corner of said Section 29;

thence along the north line of the Northeast one-quarter of said Section 29, South $89^{\circ}12'54''$ East, 15.06 feet to a $5/8''$ rebar, no tag;

thence along the westerly line of Parcel 21 as shown on Record of Survey #1 for Dangberg Holdings Nevada, LLC recorded January 18, 2002 in said office of Recorder as Document No. 532717, North $00^{\circ}48'57''$ East, 395.60 feet;

thence South $89^{\circ}30'10''$ East, 1629.81 feet;

thence South $00^{\circ}30'17''$ West, 403.79 feet to a point on said north line of the Northeast one-quarter of Section 29, also being the southerly line of Parcel 22 as shown on said Record of Survey #1, Document No. 532717;

thence along the easterly line of said Remainder Parcel 32B, South $00^{\circ}30'17''$ West, 1565.51 feet to the northeast corner of Parcel 32A as shown on said Record of Survey, Document No. 364421;

thence along the northerly line of said Parcel 32A, North $89^{\circ}29'43''$ West, 660.00 feet to the northwest corner of said Parcel 32A;

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Order No. 0401 1044

thence along the westerly line of said parcel 32A, South 00°30'17" West, 660.00 feet to the southwest corner of said Parcel 32A;

thence along the southerly line of said Parcel 32A, South 89°29'43" East, 660.00 feet to the southeast corner of said Parcel 32A;

thence along said easterly line of Remainder Parcel 32B, South 00°30'17" West, 420.87 feet to the southeast corner of said Remainder Parcel 32B, a point on the south line of the Northeast one-quarter of said Section 29;

thence along said south line of the Northeast one-quarter of Section 29, North 89°23'21" West, 1655.97 feet to the POINT OF BEGINNING.

The Basis of Bearing of this description is North 89°23'21" West, the south line of the Northeast one-quarter of Section 29, Township 13 North, Range 20 East, M.D.M. as shown on the Record of Survey for Slash Bar H Limited Partnership and Douglas County School District recorded June 20, 1995 in said office of Recorder as Document No. 364421.

Said premises further imposed as Adjusted Parcel 32B as set forth on that certain Record of Survey recorded September 18, 2003 in Book 903 of Official Records, at Page 9581, as Document No. 590378.

ASSESSOR'S PARCEL NO. 1320-29-000-009

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED SEPTEMBER 18, 2003, BOOK 0903, PAGE 9574, AS FILE NO. 0590377, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

PARCEL 2:

An easement for ditch and incidental rights thereto, as imposed in document recorded February 1, 2002 in Book 0202 of Official Records, at Page 623, as Document No. 533883, and amended on May 8, 2002 in Book 0502 of Official Records, at Page 2398, as Document No. 541662.

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**DESCRIPTION
DITCH ABANDONMENTS**

DITCH NO. 1:

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A 100-foot wide strip of land for ditch purposes located within a portion of the Southeast one-quarter (SE1/4) of Section 20, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeast corner of Adjusted Parcel 32B as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Company recorded September 18, 2003 in the office of Recorder, Douglas County, Nevada as Document No. 590378;

thence along the north line of said Adjusted Parcel 32B, North 89°30'10" West, 280.38 feet, more or less, to the east line of an existing ditch easement as shown on the Record of Survey for Carson Valley Land Company recorded October 1, 1986 in said office of Recorder as Document No. 142012, the POINT OF BEGINNING;

thence along the east line of said ditch easement, South 00°33'19" West, 402.17 feet, to the south line of the Southeast one-quarter of said Section 20;

thence along said south line of the Southeast one-quarter of Section 20, North 89°13'25" West, 100.00 feet to the west line of said ditch easement;

thence along said west line of ditch easement, North 00°33'19" East, 401.69 feet;

thence along said north line of Adjusted Parcel 32B, South 89°30'10" East, 100.00 feet to the POINT OF BEGINNING, containing 40,193 square feet, more or less.

The Basis of Bearing of this description is North 89°23'21" West, the south line of the Northeast one-quarter of Section 29, T.13N., R.20E., M.D.M. as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Company recorded September 18, 2003 in said office of Recorder as Document No. 590378.

DITCH NO. 2:

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A strip of land for ditch purposes located within portions of the Southeast one-quarter (SE1/4) of Section 20 and the Northeast one-quarter (NE1/4) of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

All that portion of a 100-foot wide ditch easement recorded May 12, 1978 in the office of Recorder, Douglas County, Nevada in Book 578, at Page 949 as Document No. 20648 as it falls on the easterly portion of Adjusted Parcel 32B, also being A.P.N. 1320-29-000-001, and the easterly portion of A.P.N. 1320-29-000-002 as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Company recorded September 18, 2003 in said office of Recorder as Document No. 590378, containing 65,822 square feet, more or less.

The Basis of Bearing of this description is North 89°23'21" West, the south line of the Northeast one-quarter of Section 29, T.13N., R.20E., M.D.M. as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Company recorded September 18, 2003 in said office of Recorder as Document No. 590378.

DITCH NO. 3:

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A strip of land for ditch purposes located within portions of the Southeast one-quarter (SE1/4) of Section 20 and the Northeast one-quarter (NE1/4) of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

A 100-foot wide ditch easement, lying 50 feet on each side of the Heybourne Ditch, recorded May 12, 1978 in the office of Recorder, Douglas County, Nevada in Book 578, at Page 949, as Document No. 20648, as said easement falls within Adjusted Parcel 32B, also being A.P.N. 1320-29-000-001, as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Company recorded September 18, 2003 in said office of Recorder as Document No. 590378, containing 6.11 acres, more or less.

The Basis of Bearing of this description is North 89°23'21" West, the south line of the Northeast one-quarter of Section 29, T.13N., R.20E., M.D.M. as shown on the Record

of Survey to Support a Boundary Line Adjustment for Park Cattle Company recorded September 18, 2003 in said office of Recorder as Document No. 590378.

DITCH NO. 4:

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A strip of land for ditch purposes located within a portion of the Southeast one-quarter (SE1/4) of Section 20, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

All that portion of a 60-foot wide ditch easement, known as the Pole Line Road Ditch, recorded February 1, 2002 in the office of Recorder, Douglas County, Nevada in Book 0202, at Page 505, as Document No. 533880 and as further recorded February 1, 2002 in said office of Recorder in Book 0202, at Page 551, as Document No. 533881 as said easement falls within Adjusted Parcel 32B, also being A.P.N. 1320-29-000-001, as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Company recorded September 18, 2003 in said office of Recorder as Document No. 590378, containing 2.25 acres, more or less.

The Basis of Bearing of this description is North 89°23'21" West, the south line of the Northeast one-quarter of Section 29, T.13N., R.20E., M.D.M. as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Company recorded September 18, 2003 in said office of Recorder as Document No. 590378.

DITCH NO. 5:

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A strip of land for ditch purposes located within a portion of the Southeast one-quarter (SE1/4) of Section 20, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

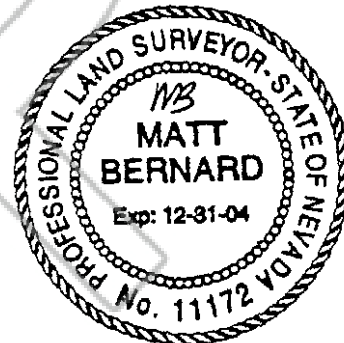
All that portion of a 40-foot wide ditch easement as shown on the Record of Survey for Carson Valley Land Company recorded October 1, 1986 in the office of Recorder, Douglas County, Nevada as Document No. 142012 as said easement falls southerly of

the northerly line of Adjusted Parcel 32B, also being A.P.N. 1320-29-000-001, containing 15,843 square feet, more or less.

The Basis of Bearing of this description is North 89°23'21" West, the south line of the Northeast one-quarter of Section 29, T.13N., R.20E., M.D.M. as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Company recorded September 18, 2003 in said office of Recorder as Document No. 590378.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



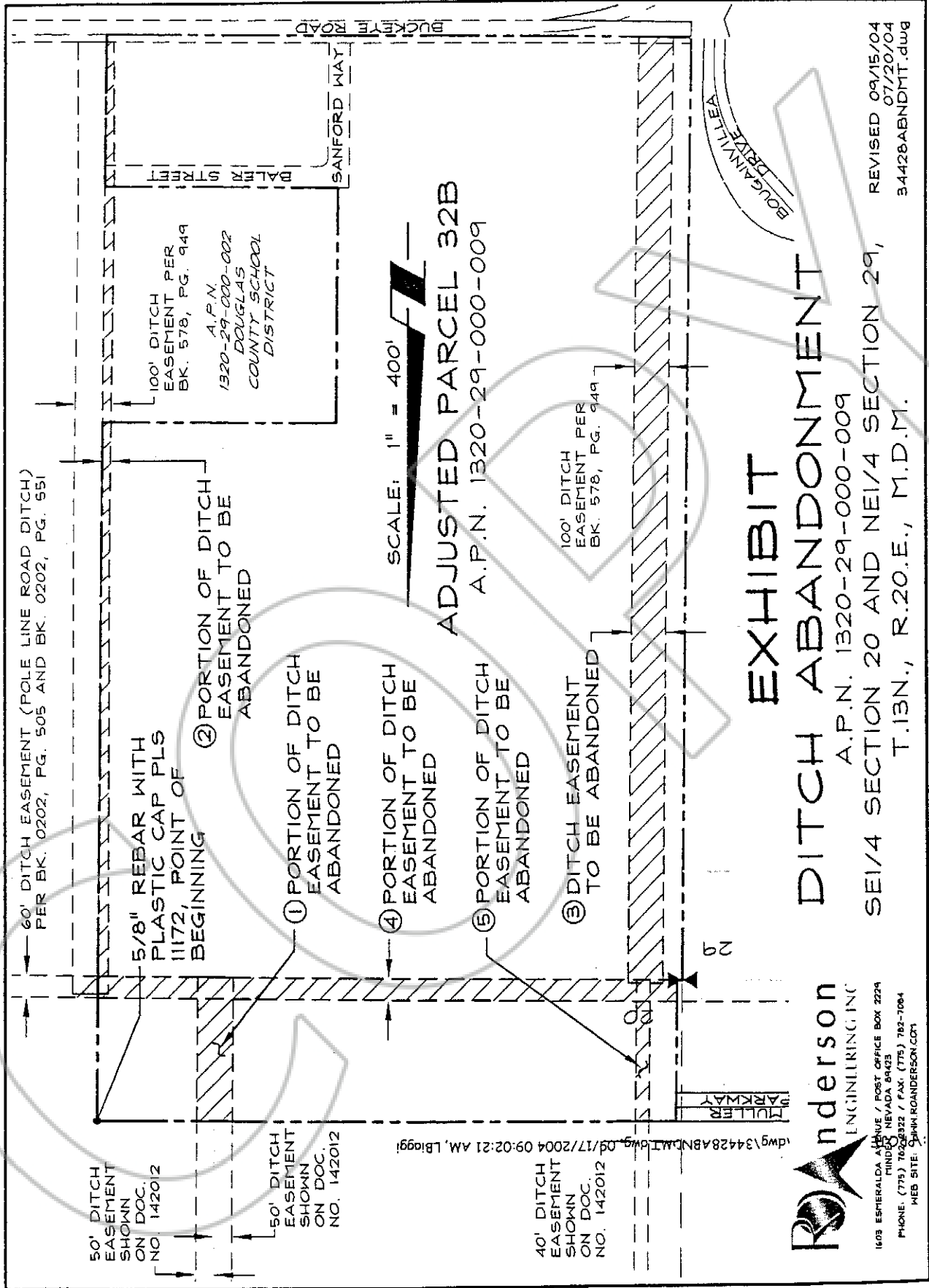


EXHIBIT
DITCH ABANDONMENT
A.P.N. 1320-29-000-009
SE1/4 SECTION 20 AND NE1/4 SECTION 29,
T.13N., R.20.E., M.D.M.

REVISED 09/15/04
07/20/04
34428ABNDMT.dwg

R Anderson
ENGINEERING INC

1603 EMERALDA AVENUE / POST OFFICE BOX 2229
HENDERSON, NEVADA 89403
PHONE: (775) 762-2322 / FAX: (775) 782-7084
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EXHIBIT C

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