

1023-07-002-002  
 1022-00-002-005,  
 1022-00-002-005, 016  
 1023-08-002-002-005  
 1023-08-002-008  
 16575.00  
 A.P.N. #  
 R.P.T.T. \$  
 ESCROW NO. 04043465 040503049  
 RECORDING REQUESTED BY:  
 STEWART TITLE COMPANY  
 MAIL TAX STATEMENTS TO:  
 SAME AS BELOW  
 1023-17-000-007  
 1023-17-000-011  
 WHEN RECORDED MAIL TO:  
 GRANTEE  
 623 W. WASHINGTON ST., #1  
 CARSON CITY, NEVADA 89703

REQUESTED BY  
**Stewart Title of Douglas County**  
 IN OFFICIAL RECORDS OF  
 DOUGLAS CO., NEVADA

2004 DEC -6 PM 3:16

WERNER CHRISTEN  
 RECORDER

\$20 PAID *kg* DEPUTY

(Space Above for Recorder's Use Only)

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **FAIRFIELD RANCH, LLC., A NEVADA LIMITED LIABILITY COMPANY**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **J.F. BAWDEN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of **Douglas** State of Nevada, bounded and described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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

DATE: **November 15, 2004** **FAIRFIELD RANCH, LLC., A NEVADA LIMITED LIABILITY COMPANY**

BY: *Charles N. Matthewson*  
**CHARLES N. MATTHEWSON**  
 MEMBER

BY: \_\_\_\_\_

STATE OF Nevada }  
 COUNTY OF Washoe } ss.



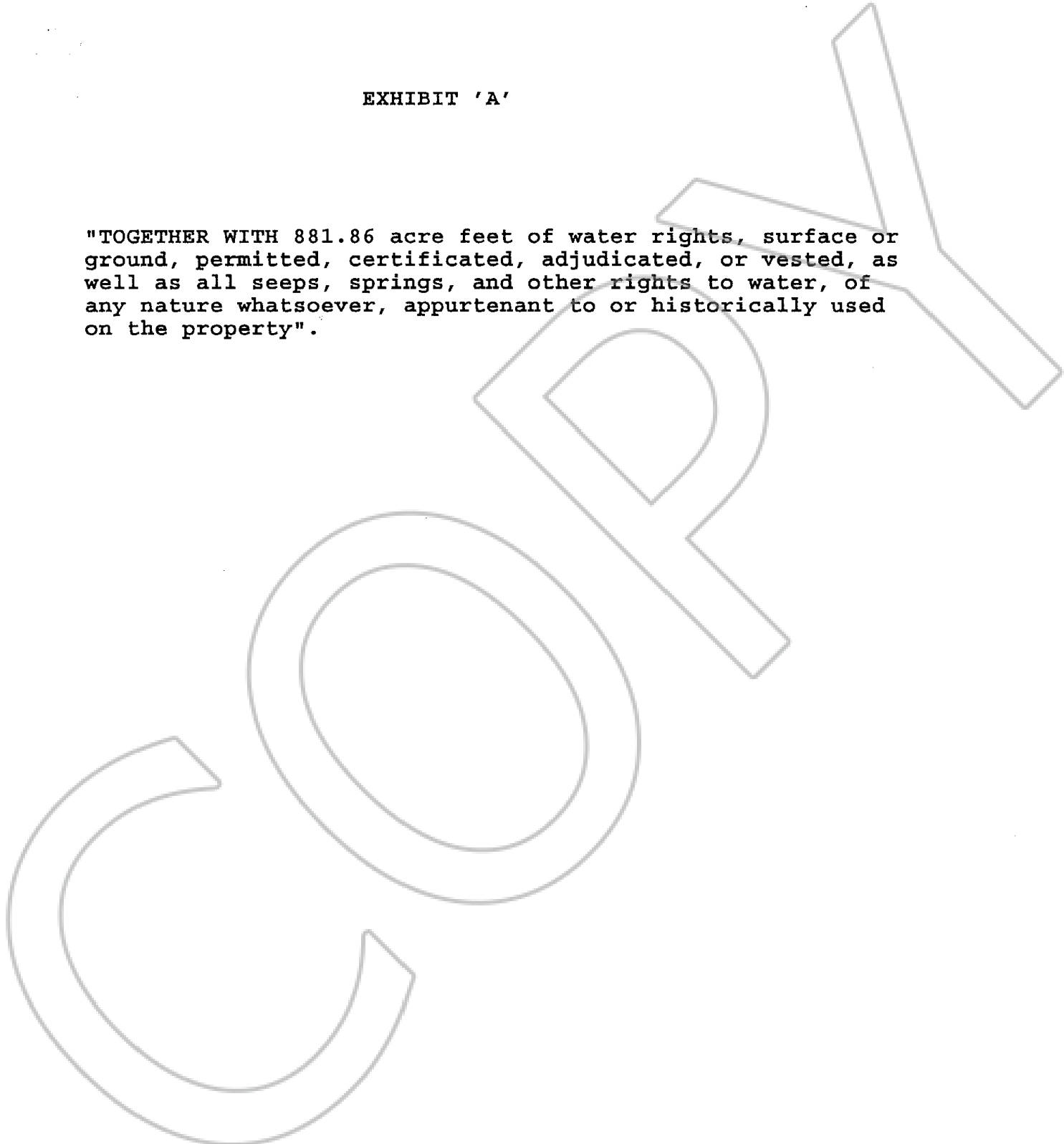
This instrument was acknowledged before me on 11/30/04 by **CHARLES N. MATTHEWSON**

Signature *Cheryl Whitaker*  
 Notary Public (One Inch Margin on all sides of Document for Recorders Use Only)

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EXHIBIT 'A'

"TOGETHER WITH 881.86 acre feet of water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property".



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LEGAL DESCRIPTION

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

PARCEL 1:

Township 10 North, Range 22 East, M.D.B. & M.  
Section 13: All

EXCEPTING THEREFROM that portion of Section 13 shown on two Records of Survey filed in the office of the County Recorder of Douglas County on October 10, 1969, in Book 1 of Maps under Recorder's filing Numbers 48990 and 45991, and Parcel Maps for R.G. Whitney and Dan Walsh recorded as Document Nos. 17012 and 18550.

A portion of Section 23: All; excepting therefrom the Northwest 1/4, the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 and the North 1/2 of the North 1/2 of the Southeast 1/4 of the Southwest 1/4.

Section 24: All

Section 25: North 1/2; Fractional North 1/2 of Southwest 1/4 lying North of a traverse line "B" hereinafter described; Fractional East 1/2 of Southeast 1/4 lying North of a traverse Line "B" hereinafter described,

Section 26: North 1/2; Fractional South 1/2 lying North of traverse Line "B" hereinafter described,

A portion of APN 1023-00-002-002

APN 1022-00-002-005

PARCEL 2:

Township 10 North, Range 23 East, M.D.B. & M.

Section 7: Lot 3 (Northwest 1/4 of Southwest 1/4) Excepting therefrom that portion lying Northerly of the Southerly right-of-way line of State Route 3 (208). Section 7: Southeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southeast 1/4.

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Section 8: Southeast 1/4 of the Southeast 1/4

Section 17; Southeast 1/4 of the Northeast 1/4; fractional East 1/2 of the Southeast 1/4 lying above the 5010 foot contour line of Hoyer Canyon Reservoir. Section 17: Northwest 1/4 of the Northwest 1/4

Section 18: North 1/2; and the West 1/2 of the Southwest 1/4.

Section 19: South 1/2 and the West 1/2 of the Northwest 1/4.

Section 20: Southwest 1/4

Section 30: North 1/2; fractional South 1/2 lying North of a traverse line "B" hereinafter described.

A portion of APN 1023-00-002-002

APN 1023-07-002-002  
1023-08-002-008  
1023-17-000-013

PARCEL 3:

Section 31; Township 10 North, Range 23 East, M.D.B. & M.,; Fractional East 1/2 of West 1/2 of Southeast 1/4 lying East of a traverse line "A" hereinafter described; fractional East 1/2 lying East of a traverse line "A" hereinafter described.

APN 1023-00-002-005

Traverse line "A" above referred to is described as follows:  
Township 10 North, Range 23 East, M.D.B. & M.,

COMMENCING at a point which lies South 14°4' West 714.3 feet from the West quarter corner of Section 19, Township 9 North, Range 23 East, M.D.B.&M., thence along the fence known as the East fence of the Lancaster field North 5°20' East 15,333.0 feet; thence West 208.0 feet; thence North 0°22' West 4,294.0 feet, thence the Northeast corner of Section 1, Township 9 North, Range 22 East, M.D.B.&M., bears South 87°22' West 1,216.0 feet; thence South 88°5' East 2,000 feet; thence North 88°44' East 604.0 feet;

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0631197

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thence North 2°58' West 1,125.5 feet; thence North 14°40' East 4,898 feet to the end of traverse "A" being a point in the Southeast 1/4 of the Southeast 1/4 of Section 30, Township 10 North, Range 23 East, M.D.B.&M., which is the beginning point of traverse "B" above mentioned; said point lies North 14°40' East 822 feet from an intersection with the South boundary of Section 30 at a point North 88°30' West 417 feet from the Southeast corner of Section 30, Township 10 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM that portion described in the Final Order of Condemnation filed in the First Judicial District Court of the State of Nevada, in and for the County of Douglas on July 22, 1965, as Case No. 2251, recorded July 22, 1965 in Book 33, Page 85.

Traverse line "B" above referenced to is described as follows: Township 10 North, Range 23 East, M.D.B. & M.,

BEGINNING at the said last mentioned point at the end of Traverse "A", thence North 82°56' West 9,062.0 feet, ending across Walker River near the end of Topaz Lake outlet canal and 100 feet South of the Center line thereof, thence North 450 feet, thence South 56°7' West 566 feet; thence South 65°21' West 2,879.3 feet, thence South 81°55' West 611.3 feet; thence South 81°55' West 611.3 feet; thence North 86°47' West 5,991.0 feet.

PARCEL 4:

All that certain lot, piece or parcel of land situate in the Southeast 1/4 of Section 12, Township 10 North, Range 22 East, Douglas County, Nevada, described as follows:

Parcels 3 and 4, as set forth on that certain Parcel Map for Gregory and Schoch, et al filed for record in the office of the County Recorder of Douglas County, State of Nevada, in Book 879, Page 207, as Document No. 35156.

APN 1022-12-002-015  
1022-12-002-016

PARCEL 5:

The Northeast 1/4 of the Southwest 1/4 of Section 17,  
Continued on next page

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Township 10 North, Range 23 East, M.D.B. & M.

APN 1023-17-000-011

PARCEL 6:

TOGETHER WITH the following easements:

The Non-exclusive right to use all easements appurtenant to the Real Property, or used in connection therewith, including, but not limited to, and all easements for ingress and egress which may have been acquired by prescription;

Non-exclusive easements of a width required by the County of Douglas for an approved subdivision, over, across, and through that real property situate in Douglas County, State of Nevada, which is more particularly described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows (which is herein referred to as "the Released Land"):

Township 9 North, Range 23 East, M.D.B. & M.,

Section 5: South 1/2 of South 1/2;

Section 6: Southeast 1/4 of Northeast 1/4;

Township 10 North, Range 23 East, M.D.B. & M.,

Section 4: Southeast 1/4 of Southwest 1/4; South 1/2 of the Southeast 1/4;

Section 8: Southeast 1/4 of Southwest 1/4;

Section 9: North 1/2 of the Northeast 1/4; Southwest 1/4 of Northeast 1/4; Northwest 1/4 of Northwest 1/4; Southeast 1/4 of Northwest 1/4; Northwest 1/4 of Southwest 1/4; Southeast 1/4 of Southwest 1/4; Northwest 1/4 of Southeast 1/4; South 1/2 of Southeast 1/4;

Section 15: Fractional North 1/2 of Southwest 1/4 of Northwest 1/4 of Northwest 1/4 lying below the 5010 foot contour line of Hoyer Canyon Reservoir.

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Section 16: Northwest 1/4; North 1/2 of Northeast 1/4; Fractional North 1/2 of Southwest 1/4 and Fractional North 1/2 of South 1/2 of Northeast 1/4 lying below the 5010 contour line of the Hoyo Canyon Reservoir.

Section 17: Northwest 1/4 of Southwest 1/4; South 1/2 of Southwest 1/4; Fractional West 1/2 of Southeast 1/4 lying below the 5010 foot contour of the Hoyo Canyon Reservoir; Northwest 1/4 of Northeast 1/4; Southeast 1/4 of Northwest 1/4.

Section 18: Southeast 1/4; Northeast 1/4 of Southwest 1/4; Southeast 1/4 of Southwest 1/4.

Section 19: Northeast 1/4; East 1/2 of the Northwest 1/4.

Section 20: Northwest 1/4.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain QUITCLAIM DEED, recorded in the office of the County Recorder of Douglas County, Nevada on August 30, 1999, in Book 899, Page, 5464, as Document No. 475504, of Official Records.