

REQUESTED BY
FIRST CENTENNIAL TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

A.P.N. 1320-19-000-006

2004 DEC 14 PM 2:51

Recording Requested By
and Return by Mail to:

WERNER CHRISTEN
RECORDER

Sierra Pacific Power Company
6100 Neil Road
P.O. Box 10100
Reno, Nevada 89520-0024

\$16⁰⁰ PAID K J DEPUTY

128732-MB

R.P.T.T. \$ 780⁰⁰ GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED, made this 3rd day of December, 2004, between Park Cattle Co., a Nevada corporation, "Grantor", and Sierra Pacific Power Company, a Nevada corporation, "Grantee."

WITNESSETH:

Grantor, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, in hand paid by Grantee, and additional consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto Grantee, and to Grantee's successors and assigns forever, that certain parcel of real property situate in Douglas County, Nevada, and more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein (the "Real Property").

EXCEPT AS EXPRESSLY RESERVED BELOW, TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to said Real Property.

RESERVING unto Grantor, its successors and assigns forever, (i) any and all water, water rights, storage rights, proofs, permits, certificates, appropriations and vested rights on, decreed to, or appurtenant to the Real Property, whether appropriative or otherwise, both surface and underground, including without limitation, the natural flow and storage water rights adjudicated by the final decree entered on October 28, 1980, in the United States District Court for the District of Nevada, Civil No. D-183-BRT, entitled *United States of America, Plaintiff, vs. Alpine Land & Reservoir Company, et al., Defendants*; and (ii) all ditch, ditch rights, easements and rights-of-way relating to the use, diversion and delivery of water to the Real Property.

REAL COVENANT

THIS CONVEYANCE of the Real Property is subject to the following Real Covenant for the benefit of Grantor, its remaining real property contiguous to the Real Property, and other nearby agricultural operations:

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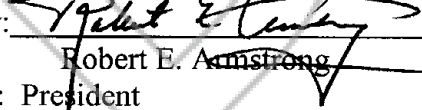
Douglas County has declared it a policy to protect and encourage agricultural operations. If the Real Property is located near an agricultural operation, Grantee may at some time be subject to inconvenience or discomfort resulting from agricultural operations. If conducted in a manner consistent with proper and accepted standards, these inconveniences and discomforts do not constitute a nuisance for purposes of the Douglas County Code.

TO HAVE AND TO HOLD the said Real Property, unto Grantee, and to Grantee's successors and assigns, forever.

In witness whereof, Grantor has executed this conveyance the day and year first hereinabove written.

GRANTOR:

PARK CATTLE CO., a Nevada corporation

By: 
Robert E. Armstrong
Its: President

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On the 30th day of December, 2004, before me, a Notary Public in and for said County and State, personally appeared Robert E. Armstrong, personally known to me (or proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed this instrument.

WITNESS my hand and official seal.




NOTARY PUBLIC

EXHIBIT "A"
Legal Description

All that certain real property situate in the City of **Minden**, County of **Douglas**, State of **NEVADA**, described as follows:

PARCEL NO. 1:

Parcel 10-B, on Parcel Map LDA 04-013 for The Park Cattle Company, according to the Official Map thereof filed in the Office of the County Recorder of Douglas County, State of Nevada, recorded on December 13, 2004, in Book 1204, page 5120, Official Records of Douglas County, Nevada, as Document No. 631626.

PARCEL NO. 2:

Together with an Access Easement, for ingress and egress, as set forth in document, recorded on June 28, 2004, in Book 604, page 13173, as Document No. 617222.

APN: 1320-19-000-006

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