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APN: 1220-16-101-006

RECORDING REQUESTED BY and
AFTER RECORDING MAIL THIS DEED TO:

Rachelle J. Nicolle Ltd.
Attorney at Law
1662 Highway 395, Suite 214
Minden, NV 89423

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OFFICIAL RECORD
Requested By:
RACHELLE J NICOLLE LTD

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0305 PG-14020 RPT: # 6



MAIL TAX STATEMENTS TO GRANTEES:

JOSEPH & LAURA BRUNO, Co-Trustees
1250 Jodi Ct.
Gardnerville, NV 89460

WATER RIGHTS DEED

For no consideration, JOSEPH L. BRUNO and LAURA A. BRUNO, husband and wife, as community property with right of survivorship, (hereinafter referred to as "Grantors")

Hereby GRANT all of our interest in the following water rights to JOSEPH L. BRUNO and LAURA A. BRUNO, Co-Trustees of the BRUNO FAMILY TRUST U/D/T dated March 9, 2005 (hereinafter referred to as "Grantee") for the benefit of the BRUNO Family, the following real property in the County of Douglas, State of Nevada:

1. Portion of Permit No. 23614, Certificate 7334 (Subsurface rights):

all that real property situate in the County of Douglas, State of Nevada, and consisting of water rights filed in the Department of Conservation and Natural Resources, Division of Water Resources, Carson City, Nevada, under old APN 27-150-01, new APN 1220-16-101-006, described as follows:

(8) ACRE FEET OF SUBSURFACE WATER RIGHTS, FROM PERMIT 23614 (CERT. 7334) AND THE "EDNA WILLSLEF DITCH", RIGHT NO. 255-000-00-1.

2. Portion of Permit No. 23614, Certificate 7334 (Subsurface rights):

all that real property situate in the County of Douglas, State of Nevada, and consisting of water rights filed in the Department of Conservation and Natural Resources, Division of Water Resources, Carson City, Nevada, under old APN 27-150-01, new APN 1220-16-101-006, described as follows:

5.96 acre feet of subsurface water rights from Permit No. 23614 (Cert. 7334) as registered with the State of Nevada, Division of Water Resources.

3. Permit No. 23614, DCR-255 (Irrigation water rights):

all that real property situate in the County of Douglas, State of Nevada, and consisting of water rights filed in the Department of Conservation and Natural Resources, Division of Water Resources, Carson City, Nevada, under old APN 27-150-01, new APN 1220-16-101-006, described as follows:


4.10 acre feet of irrigation water rights from permit 23614 (claim number 255, right no. 27-150-02)

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.

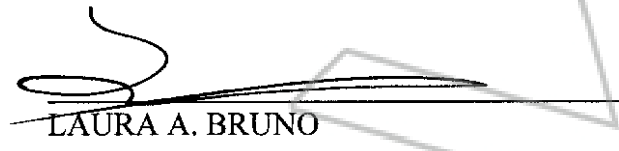
The undersigned Grantors declare:

Documentary transfer tax is \$0.00. No consideration given. This conveyance transfers the Grantors' interest into Grantors' revocable living trust. Grantors are the same persons as the Trustees of the Grantors' revocable Living Trust.

Dated: March 9th, 2005.



JOSEPH L. BRUNO

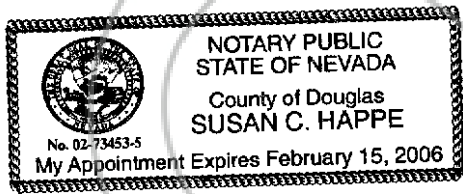



LAURA A. BRUNO

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of Nevada)
County of Douglas)

On March 9, 2005, before me, a notary public for said state and county, personally appeared JOSEPH L. BRUNO and LAURA A. BRUNO, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged that he/she/they executed it. I declare under penalty of perjury that the person(s) whose name(s) is/are subscribed to this instrument appear(s) to be of sound mind and under no duress, fraud or undue influence.





NOTARY PUBLIC