

OFFICIAL RECORD

Requested By:

ALLISON MACKENZIE RUSSELL ET

AL

Douglas County - NV
Werner Christen - Recorder

Page: 1 of 7 Fee: 20.00
BK-1006 PG-1796 RPTT: # 9



APNS: 1220-29-001-007
1220-30-001-002
1220-29-001-001

RETURN RECORDED DEED TO:
ANDREW MacKENZIE, ESQ.
ALLISON, MacKENZIE, RUSSELL,
PAVLAKIS, WRIGHT & FAGAN, LTD.
402 North Division Street
Carson City, NV 89703

GRANTEE/MAIL TAX STATEMENTS TO:
Jessica Ledbetter
575 Hwy 88
Gardnerville, NV 89410

WATER RIGHTS QUITCLAIM DEED

THIS INDENTURE, made on 9/28, 2006, by and
between JESSICA L. LEDBETTER, a single person, grantor, and THUNDERBIRD RANCH
CORPORATION, a Nevada corporation, of 575 Highway 88, Gardnerville, Nevada 89410, grantee,

WITNESSETH:

That the grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00),
lawful money of the United States, and other good and valuable consideration to her in hand paid
by the grantee, the receipt whereof is hereby acknowledged, does by these presents quitclaim unto
grantee, and to its successors and assigns, all grantor's interest in those water rights situated in
Douglas County, state of Nevada, and more particularly described as follows:

1. All water rights, whether decreed or permitted, geothermal rights, gas, oil or hydrocarbon rights, appurtenant to the real property described in Exhibit "A" attached hereto and made a part hereof.

2. All those Federally adjudicated water rights and claims to waters of the West Fork of the Carson River as set forth in Exhibits "B-1" and "B-2" attached hereto and made a part hereof.

3. All water conveyancing fixtures, weirs, diversions, gates, boxes, ditches, ditch rights and easements, including without limitation the Now Settlemeyer Ditch as more particularly described in Exhibit "C" attached hereto and made a part hereof, pipelines, wells, well casings, pumps and equipment historically and customarily used on or in any way appurtenant to the delivery of water to the real property described herein as Exhibit "A" attached hereto and made a part hereof.

4. Specifically excluding therefrom, any water rights or water storage rights appurtenant to or associated with that certain storage facility known as Mud Lake.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to said water rights, and any reversions, remainders, rents, issues or profits thereof. To have and to hold all and singular the premises, together with the appurtenances, unto the said grantee and to its successors and assigns forever.

///

///

///

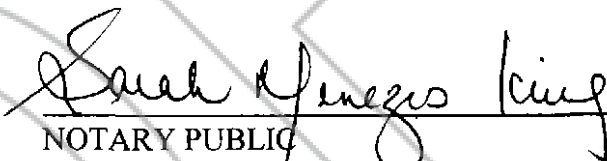
IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.



JESSICA L. LEDBETTER

STATE OF NEVADA)
Douglas County): ss.
)

On 09-28 - _____, 2006, personally appeared before me, a notary public, JESSICA L. LEDBETTER, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Water Rights Quitclaim Deed, who acknowledged to me that she executed the foregoing document.



NOTARY PUBLIC

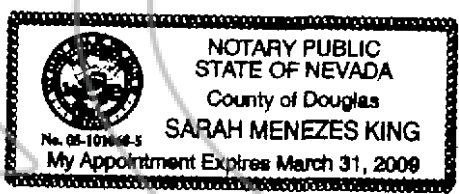


EXHIBIT "A"

LEGAL DESCRIPTION

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

All that portion of Section 29 and 30, Township 12 North, Range 20 East, Mount Diablo Meridian, described as follows:

Commencing at the Northwest corner of said Section 29; thence South 00°04'40" East, 835.71 feet to the TRUE POINT OF BEGINNING; thence East, 962.05 feet; thence South 00°04'40" East, 1811.08 feet; thence South 89°59'25" West, 962.05 feet; thence North 00°04'40" West, 1811.18 feet to the POINT OF BEGINNING.

This description is based on that certain Record of Survey filed for record on November 26, 1990, Document No. 239524, the bearings have been rotated to agree with that certain Record of Survey filed for record on June 13, 1991, Document No. 252812, AND THAT CERTAIN RECORD OF SURVEY FOR HERITAGE RANCH RECORDED OCTOBER 10, 1991, AS DOCUMENT NO. 262375.

EXHIBIT "A"



TABLE OF WATER RIGHTS
 CARSON RIVER AND TRIBUTARIES
 WEST FORK - CARSON VALLEY, NEVADA

Claim Number	Name of Ditches and Locations of Divertions--Downstream	Owner	Riparian or Priority	Original Acres	Place of Use by Subdivisions % of % of Section unless otherwise specified	Sec.	Twp. N.	R. E.
566	F or A. F. or Wm. Dressler--from right bank in SW 1/4 Sec. 32, T. 12 N., R. 20 E.	Fred H. Dressler, Anna E. Dressler (cont'd)	1861	4.0 44.0	NESE, NW cor. bty dit. & W. Fork WHE, all bet. W. Fork and hill	32	12	20
567	Jones East or Jones Co. East (Includes Dutch Fred Ho, J)--from right bank in SE part of NW 1/4 Sec. 32, T. 12 N., R. 20 E.	Fred H. Dressler, Anna E. Dressler	1860	38.0 20.0 30.0	EJW, E of W. Fork WJSE WJSE	29	12	20
568		Haritage Ranch	1868	15.0 28.0 3.0 4.5 4.5	WJWJ WJWJ SEWJ, N edge SWJW, E of W. Fork WENE, E of Brock, S18.	29 29 29 29	12 12 12 12	20 20 20 28
569		Robert A. Kinswaring, Margary A. Kinswaring	1862	32.0 3.0	SEWJ SWNE	29 29	12 12	20 20
570			1875	63.0 4.0 12.0	WJWJ, E of W. Fork. SWJW, S edge WENE, E of W. Fork	20 28 19	12 12 12	20 28 28
571			1982	36.0	SWJW	20	12	20
572		Dorothy B. Swenson	* 1907 *	39.0 39.0	WJWJ WJWJ	20 17	12 12	20 20
		WATERMATE right of 1900 from Edna Olch, Hograife Slough East Fork						

EXHIBIT "B-2"

TABLE OF WATER RIGHTS
CARSON RIVER AND TRIBUTARIES
WEST FORK - CARSON VALLEY, NEVADA

Claim Number	Name of Ditch and Location of Diversion-Downstream	Owner	Apportionment or Priority	Interpreted Acres	Place of Use by Subscribers % of 1/2 of Section unless otherwise specified	Sec.	Typ. N. E.	R. E.
572a	James East (cont'd)	Robert A. Kimberling, Margery A. Kimberling	1907 (cont'd)	2.7 34.1	NESE SENE	19 19	12 12	20 20
572b		Elizabeth M. Glenn		0.1 39.1	SWNE SENE	19 19	12 12	28 20
572c		Jack W. Bay, Robert V. Nass		6.5 21.4 21.0 0.7	NWNE SESE SWSE SESW	19 18 18 18	12 12 12 12	20 20 20 20
573		Was:-						
574		(by Bart Cary (by Jones Co. V (by Squires	1857 1858	12.3 17.0 4.3	NESE SENE SWNE An alternate right for	19 19 19	12 12 12	20 20 20
575		(by Jones Co. E (by Jones Co. E	1875	61.0 12.0	NWNE This area from Bag, Back or	19 18	12 12	20 20
577		(by Jones Co. E (by Jones Co. E	1903	13.0 6.8	SWNE Bag Ditch, in NWSE	18 20	12 12	20 20
578	New Bettelroyer-- from left bank in SW Corner SE1/4 Sec. 29, T. 12 N., R. 20 E.	Heritage Ranch	* 1861 * * * *	5.0 33.0 31.7 2.3 2.5	SENW, SW Corner SWNW SENE SWNW, SW Corner SWSW, N edge	29 29 30 29 29	12 12 12 12 12	20 20 20 20 20
			Was alternate right through Bettelroyer and Slide Ditches.					

EXHIBIT "C"

DESCRIPTION

New Settelmeyer Ditch
(A Portion of)

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

The New Settelmeyer Ditch as it presently exists from the South line of the Northwest one-quarter of Section 29, Township 12 North, Range 20 East, Mount Diablo Meridian, to a Diversion structure for the New Settelmeyer Ditch within the West Fork of the Carson River, all within a portion of the Southwest one-quarter of said Section 29, the centerline of which is described as follows:

Beginning at a point on the South line of the Northwest one-quarter of said Section 29, said point bears North 89°59'26" East, 659.70 feet from the one-quarter corner common to Sections 29 and 30; thence the following courses:

South 04°56'52" East, 9.64 feet;
South 89°45'29" East, 885.32 feet;
South 36°20'54" East, 22.67 feet;
North 85°14'50" East, 65.43 feet;
South 10°55'00" East, 324.87 feet;
South 01°26'19" East, 54.57 feet;
South 11°42'31" West, 74.54 feet;
South 01°00'06" East, 118.08 feet;
South 22°08'48" East, 62.20 feet;
South 43°08'43" East, 78.52 feet;
South 12°22'34" East, 115.37 feet;
South 18°06'36" West, 132.52 feet;
South 13°25'54" West, 161.18 feet;
South 07°02'18" East, 73.76 feet;
South 41°09'40" West, 126.89 feet;
South 07°50'04" West, 50.97 feet;
South 12°25'22" East, 302.93 feet;
South 26°57'06" East, 63.04 feet;
South 49°44'33" East, 300.33 feet;
South 41°57'29" East, 45.00 feet;
South 24°33'55" East, 244.87 feet;
South 78°05'02" East, 142.05 feet;
South 47°43'44" East, 213.14 feet;
South 31°27'45" East, 73.92 feet;
South 49°26'24" East, 68.56 feet;
South 13°47'41" East, 57.83 feet;
South 04°26'48" East, 83.70 feet;
South 26°42'15" East, 40.56 feet to the point of diversion on the West Fork of the Carson River, said point bears North 88°25'57" East 2494.17 feet from the Southwest corner of said Section 29.

