

DOC # 0734855
12/22/2008 03:55 PM Deputy: GB
OFFICIAL RECORD
Requested By:
R O ANDERSON

When recorded return to:
VIDLER WATER COMPANY, INC.
3480 GS Richards Blvd., Ste 101
Carson City, NV 89703

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-1208 PG- 4333 RPTT: 81.90



The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of a person or persons as required by NRS 239B.030.

WATER RIGHTS DEED

THIS INDENTURE, made this 11 day of December, 2008, by RANCHWATER, LLC, a Nevada limited liability company, GRANTOR, and VIDLER WATER COMPANY, INC., a Nevada corporation, GRANTEE.

WITNESSETH:

That the GRANTOR, for good and valuable consideration delivered to them by the grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain and sell unto said GRANTEE, and to its successors and assigns forever, all of GRANTOR's right, title and interest in and to those certain decreed water rights designated under the Carson River Decree, entitled "*United States of America, Plaintiff v. Alpine Land and Reservoir Company, a Corporation, et al, Defendants*", the same in Equity Docket No. D-183 BRT in the United States District Court for the District of Nevada, and more particularly described in Exhibit "A" which is incorporated by this reference as if fully set forth herein.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder or remainders, rents, issues and 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.

THE RANCH AT GARDNERVILLE, LLC a Nevada limited liability company

By: EAGLE RIDGE PAINTER, INC.,
Manager

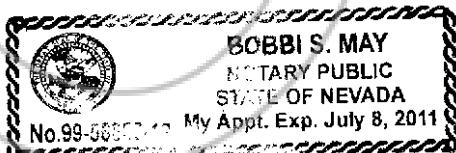
By: Gregory W Painter
Gregory W. Painter
President

By: WEALTH STRATEGIES
DEVELOPMENT, INC., Manager

By: Carrie L McAninch
Carrie L. McAninch
President

STATE OF NEVADA)
County of Carson : ss.

On December 11, 2008, Gregory W Painter, personally appeared before me, a notary public, personally known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he/she is the President of EAGLE RIDGE PAINTER, INC., a Nevada corporation, and who acknowledged to me that he/she executed the foregoing WATER RIGHTS DEED on behalf of said company.



Bobbi S May
NOTARY PUBLIC

STATE OF NEVADA)
 : ss.
Carson)

On 12-11-2008, 2008, Carrie L. McAninch, personally appeared before me, a notary public, personally known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he/she is the President of WEALTH STRATEGIES DEVELOPMENT, INC., a Nevada corporation, and who acknowledged to me that she executed the foregoing WATER RIGHTS DEED on behalf of said company.

Bobbi S May

NOTARY PUBLIC

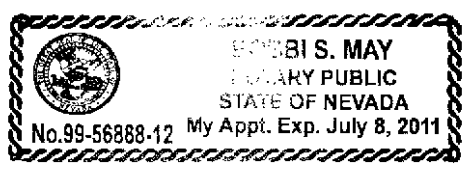


EXHIBIT A

Ranchwater, LLC

A portion of Assessor's Parcel No. 1320-33-001-005, Douglas County, Nevada

A portion of Claim No. 83 of the Carson River Decree, being 6.92 irrigated acres.

COPY

