

**APN: 1220-24-601-013**

RECORDING REQUESTED BY:  
First American Title  
143-2395078

AFTER RECORDATION, RETURN BY MAIL TO:  
David J. Beronio and  
Kari Beronio, Trustees  
706 Mustang Lane  
Gardnerville, NV 89410



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WATER RIGHTS DEED**

THIS INDENTURE, made and entered into this 29 day of April, 2010, by and between Patrick George Hawks and Cherylee Hawks, Trustees of the Hawks Family Trust, Dated March 16, 2005, hereinafter referred to as "GRANTOR", and David J. Beronio and Kari R. Beronio, hereinafter collectively referred to as "GRANTEE".

WITNESSETH:

That said GRANTOR, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, and for other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents grant, bargain and sell to the GRANTEE, and to their successors, heirs and assigns forever, a portion of Water Right Number 58-000-f-6, being 0.18 acre-feet annually, APN 1220-24-601-013 (formerly APN 29-452-17), on file in the Office of the United States District Court Watermaster. Said water rights being located in Douglas County, Nevada, and more particularly described as follows:

0.18 acre-feet annually of Water Right Number 58-000-f-6, APN 1220-24-601-013 (formerly APN 29-452-17), on file in the Office of the United States District Court Watermaster, together with a proportionate share of the rate of diversion, which are located on and appurtenant to that certain real property situate in the County of Douglas, State of Nevada, described as follows:

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 the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

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This instrument is being recorded as an "Accommodation Only" by First American Title Insurance Company and has not been examined as to its validity, execution or its effect upon title, if any.



TO HAVE AND TO HOLD, all and singular, the said water rights and the appurtenances, unto the said GRANTEE, and to their successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has hereunto executed this WATER RIGHTS DEED the day and year first written above.

Patrick George Hawks  
Patrick George Hawks, Trustee

Cherylee Hawks  
Cherylee Hawks, Trustee

State of Nevada )  
County of Douglas ) ss.

This instrument was acknowledged before me on the 29 day of April, 2010, by Patrick George Hawks and Cherylee Hawks.

Rishele L. Thompson  
Notary Public

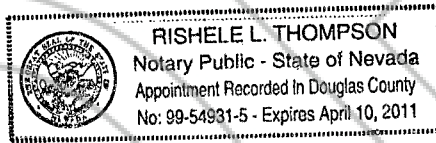




EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Douglas, State of Nevada and is described as follows:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, STATE OF NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE EAST ALONG THE CENTERLINE OF ARABIAN LANE, A DISTANCE OF 3,795.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ANDREW T. MCCARTHY AND WIFE, IN DEED RECORDED APRIL 23, 1974, IN BOOK 474, PAGE 585, OFFICIAL RECORDS, AS DOCUMENT NO. 72838; THENCE CONTINUING EAST ALONG THE CENTERLINE OF ARABIAN LANE, A DISTANCE OF 234.82 FEET TO THE SOUTHEAST CORNER OF THE MCCARTHY LAND; THENCE NORTH ALONG THE EAST LINE OF THE MCCARTHY LAND, A DISTANCE OF 198.01 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL NO. 1 ON THAT CERTAIN SURVEY PARCEL MAP, RECORDED AUGUST 7, 1974, IN BOOK 874, PAGE 120, DOCUMENT NO. 74599, OFFICIAL RECORDS; THENCE EAST, A DISTANCE OF 260.18 FEET TO A POINT IN THE CENTERLINE OF MUSTANG LANE; THENCE NORTH ALONG THE CENTERLINE OF MUSTANG LANE, A DISTANCE OF 198.00 FEET TO A POINT; THENCE WEST, A DISTANCE OF 260.18 FEET TO A POINT; THENCE SOUTH, A DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL THAT CERTAIN PIECE OR PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE EAST ALONG THE CENTERLINE OF ARABIAN LANE, A DISTANCE OF 4,029.82 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO DON CHAMBERS, ET UX, IN DEED RECORDED AUGUST 14, 1974, IN BOOK 874, PAGE 423, DOCUMENT NO. 74755, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA; THENCE NORTH ALONG THE WEST LINE OF THE CHAMBER'S PARCEL OF LAND, A DISTANCE OF 198.01 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT BEING FURTHER DESCRIBED AS THE NORTHWEST CORNER OF PARCEL NO. 2, AS MORE FULLY SHOWN ON THAT CERTAIN SURVEY PARCEL MAP RECORDED AUGUST 7, 1974, IN BOOK 874, PAGE 120, DOCUMENT NO. 74599, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA; THENCE CONTINUING NORTH, A DISTANCE OF 12.50 FEET TO A POINT; THENCE EAST, A DISTANCE OF 260.18 FEET TO A POINT IN THE CENTERLINE OF MUSTANG LANE; THENCE SOUTH ALONG THE CENTERLINE OF MUSTANG LANE, A DISTANCE OF 12.50 FEET TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF CHAMBER'S PARCEL OF LAND FIRST ABOVE-MENTIONED; THENCE WEST ALONG THE NORTHERLY BOUNDARY LINE OF CHAMBER'S LAND, A DISTANCE OF 260.18 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING A PORTION OF PARCEL NO. 1, AS SET FORTH ON THAT CERTAIN SURVEY PARCEL MAP RECORDED AUGUST 7, 1974, IN BOOK 874, PAGE 120, DOCUMENT NO. 74599, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 03, 1976, IN BOOK 1276, PAGE 310, AS INSTRUMENT NO. 05049.