

OFFICIAL RECORD

Requested By:

NORTHERN NEVADA TITLE

A.P.N.: 1219-03-001-063 & 1219-03-001-064

RECORDING REQUESTED BY

Northern Nevada Title Company
1483 US Highway 395 N # B
Gardnerville, NV 89410

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 10 Fee: 48.00
BK-0711 PG- 4085 RPTT: # 3



**MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO**

Maddi's Friesian Ranch, LLC
1351 Old Foothill Road
Gardnerville, NV 89460

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s): Documentary Transfer tax is \$0

WATER RIGHTS DEED

THIS INDENTURE is made this 21st day of July, 2011, by and between **Frank Forvilly, a married man and Scott Forvilly, a married mantogether as tenants in common ("Grantor") and, Maddi's Friesian Ranch, LLC, a Nevada Limited Liability Company ("Grantee").**

WHEREAS, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, to it acknowledged, does hereby quitclaim to Grantee, and to its successors and assigns forever, Vested Right #06315 of he Mott Canyon Creek in the Priority 1862 for a total of 40 irrigated acres or 160 ac.-ft. annually. (See attached table of water rights) Said water rights being located in Douglas County and more particularly described as:

160 acre feet, and 58 hours per week of the total flow or Mott Canyon Creek for Vested Permit number 06315 as registered with the State of Nevada, Division of Water Resources, together with proportionate share of the rate of diversion, which are located on and appurtenant to that certain real property situated in the County of Douglas, State of Nevada, described as follows:

(See Attached Legal Description as Exhibit A)

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereupon belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the Grantor has executed this Water Rights Deed the day and year first written above.

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.

Frank Forvilly

Frank Forvilly
Scott Forvilly

Scott Forvilly

STATE OF NEVADA)
COUNTY OF DOUGLAS)

On July 21, 2011 personally appeared before me, a Notary Public, Frank Forvilly and Scott Forvilly who acknowledged that ~~he~~ executed the above instrument.

Signature _____
(Notary Public) *Wendy Dunbar*

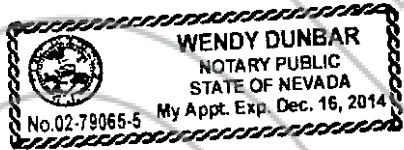


Exhibit "A"

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

Being a portion of Section 3, Township 12 North, Range 19 East, described as follows:

Parcels 1-B and 1-C set forth on Parcel Map LDA 99-002, filed for record in the office of the County Recorder of Douglas, State of Nevada, on March 26, 1999, in Book 399, Page 6150, as Document No. 464291.

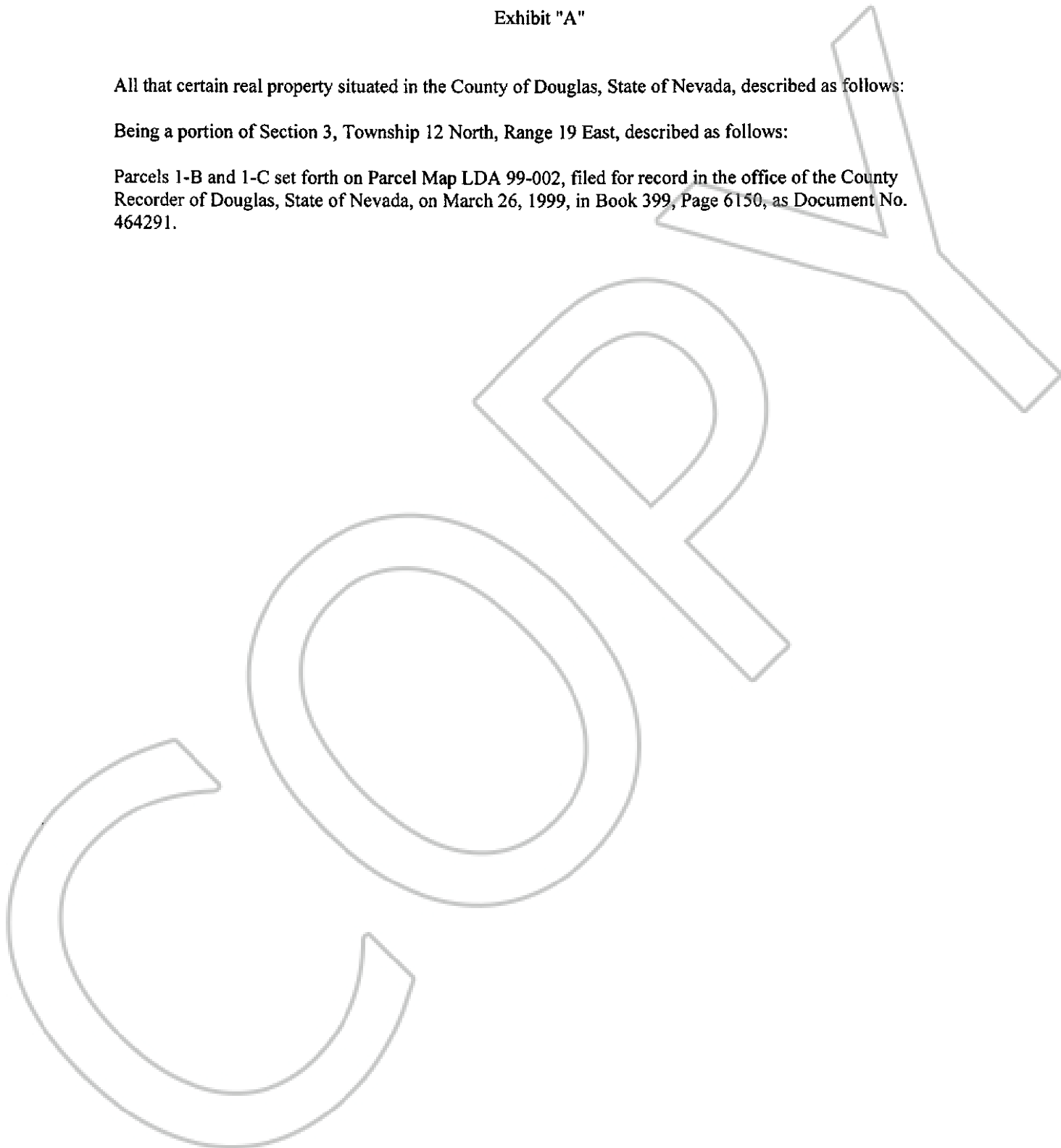


EXHIBIT "A"

COMMENCING at the 1/4 corner between Sections 4 and 3, Township 12 North, Range 19 East, M.D.B. & M.; thence South 89°56'49" East 1321.40 feet; thence North 70°12'44" East 2358.29 feet to THE POINT OF BEGINNING; thence North 0°04'05" East 1842.34 feet; thence North 90°00'00" East 1160.95 feet; thence Southwest along the East bank of the Johnson Slough:

- South 20°38' East, a distance of 91 feet; thence
- South 86°20' East, a distance of 78 feet; thence
- North 72°37' East, a distance of 84 feet; thence
- South 73°52' East, a distance of 162 feet; thence
- South 21°02' East, a distance of 70 feet; thence
- South 8°25' West, a distance of 106 feet; thence
- South 18°25' East, a distance of 63 feet; thence
- South 35°08' East, a distance of 165 feet; thence
- South 16°59' West, a distance of 256 feet; thence
- South 89°39' East, a distance of 60 feet; thence
- North 65°32' East, a distance of 126 feet; more or less

to a point on the East Line of Section 3 lying 670 feet Southerly of the Northeast corner of said section; thence South 00°03'02" East 548.41 feet; thence South 70°12'44" West 1843.02 feet to THE POINT OF BEGINNING.

STATE OF NEVADA

PROOF OF APPROPRIATION OF WATER FOR IRRIGATION

Source Mott Canyon Creek
Name of natural water source (use separate proofs for each major source)

The water is diverted from its source by diversion splitter box and unnamed pipeline
Name of ditch, flume or pipe line

at the following point(s) within the NE 1/4 SE 1/4 Section 4, T.12N., R.19E., M.D.B.&M.,
List all points of diversion from this source, appending a sheet if necessary

or at a point from which the Northeast corner of Section 3, T.12N., R.19E., M.D.B.&M.,
Describe as being within a 40-acre subdivision of public survey, and by course and distance to a section corner. If on unsurveyed land, it should be stated
bears North 58° 14' 4" East, a distance of 6,420.37 feet.

In addition, Claimant uses return flow diverted from the diversion box identified
hereinabove and into a pipeline onto land south of Mottsville Lane and immediately
adjacent to Claimant's land.

(1) Name of claimant Mottsville Limited Partnership II

Address 320 Mottsville Lane, Gardnerville, County of Douglas

State of Nevada 89410 Telephone No. (702) 782-8649

(2) The means of diversion employed diversion box, pipeline ditches
Dam and ditch, pipe line, flume, etc.

(3) The date of the survey of ditch, canal, or pipe line was 1852-1853 - see Mott Maps 1889 Claim
filed in Douglas County - copy included herein.

(4) The construction of the ditch or other works was begun 1852
and completed 1853

(5) The dimensions of the ditch or canal as originally constructed were: Width on bottom.....feet, width
on top.....feet, depth.....feet, on a grade of.....feet per thousand feet.

(6) The conduit has (has not) been enlarged.
NOTE-If enlargement or extension of ditch was made, supply information under (7) and (8)

(7) The work of enlargement of the ditch or canal was begun.....and
completed.....

(8) The dimensions of the ditch or canal as enlarged are: Width on bottom.....feet, width on top
.....feet, depth.....feet, on a grade of.....feet per thousand feet.

(9) The claimant is (~~is not~~) an owner in the above-described conduit.
Percentage based on final decreed right.

If claimant is an owner in the conduit, state interest held on this line

105
00

(10) The nature of the title to the land for which the water right is claimed is Fee Simple

(11) Crops of meadow hay
have been grown upon the land irrigated. (e.g. alfalfa, native hay, grain, orchard, meadow or diversified pasture)

(12) The water has been used for irrigation from January 1 to December 31
of each year. 31
Day of month Day of month

(13) List the year of priority for acreages irrigated prior to March 1, 1905, from all points of diversion previously described, with corresponding subdivisions, appending extra sheets if necessary.

1852	2.9	acres in the	SE 1/4 NW 1/4	of Sec	3	T	12N.	R	19	E.
<small>Year</small>										
1852	1.6	acres in the	NE 1/4 SW 1/4	of Sec	3	T	12N.	R	19	E.
1852	17.0	acres in the	NW 1/4 SE 1/4	of Sec	3	T	12N.	R	19	E.
1852	21.8	acres in the	SW 1/4 NE 1/4	of Sec	3	T	12N.	R	19	E.
1852	16.3	acres in the	SE 1/4 NE 1/4	of Sec	3	T	12N.	R	19	E.
1852	0.3	acres in the	NE 1/4 NE 1/4	of Sec	3	T	12N.	R	19	E.
1852	0.1	acres in the	NE 1/4 SE 1/4	of Sec	3	T	12N.	R	19	E.
		acres in the		of Sec		T		R		E.
		acres in the		of Sec		T		R		E.
		acres in the		of Sec		T		R		E.
		acres in the		of Sec		T		R		E.
		acres in the		of Sec		T		R		E.
		acres in the		of Sec		T		R		E.
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		acres in the		of Sec		T		R		E.
		acres in the		of Sec		T		R		E.
		acres in the		of Sec		T		R		E.

(14) The maximum acreage irrigated in any year was 60 acres.

(15) The water claimed has ~~(has not)~~ been used for irrigation each and every year since the right was initiated.



(16) The years during which no water was used for irrigation or during which the full water right was not used were None
 If water was not used, or used in reduced quantity at any time, full information as to causes and duration of non-use should be given, appending a sheet if necessary

(17) The claimant's water right was (~~was not~~) recorded in the office of the County Recorder of Douglas County, said record being at page 318 of Book A of Ditch & Water Rights, and being a claim for 1/4 interest in Mott Canyon Creek of water for the irrigation of 160 acres +/- and also Mott Claim referred to in Question 3 above. acres of land in the following legal subdivisions: NOT SPECIFIED
(copy included herein)

NOTE—Failure to record in the county in no way invalidates a water right, but if ditch or right was so recorded, supply full information under (17)

(18) Water from the source given and through the works described is also used for the following purposes other than irrigation:
Stockwater & Domestic

(19) The character of the soil is Sandy loam A continuous flow of 1.2 cubic (Sandy, gravelly, loam) feet of water per second has been used to irrigate 60 acres of land and 4 acre-feet per acre per annum have been used to irrigate the crops.



(20) Remarks Also see attached agreement of December 5, 1952.

Supporting map filed herewith.

The undersigned, being first duly sworn, deposes and says that the facts relative to the appropriation of water by Mottsville Limited Partnership II are full and correct to the best of his knowledge and belief.

*94 MAR 10 AM 10
STATE ENGINEERS OFF

Proof is not made by claimant, deponent should state on this line by virtue of what authority he represents the claimant

Francis R. ...

Telephone No. (702) 782-8649

Subscribed and sworn to before me this 17th day of March, 1994

Karen Leet



Notary Public in and for the County of Douglas

My commission expires Aug 27 1994

\$100 FILING FEE MUST ACCOMPANY PROOF

SCOTT: THIS IS THE SCHEDULE WE HAVE BEEN USING. YOU WOULD NOW RECEIVE 2/3 OF OUR FEES.
 OR APPROX 87 HRS / 3 = 29 HRS GUARD
 58 HRS FORVILLY

WE HAVE BEEN PICKING OURS UP AT 5:00 P.M. ON THURS (EVERY WEEK).
 YOU COULD THEN PICK YOURS UP STARTING AT 10:00 P.M. ON EVERY FRIDAY.

Byron
 19 JUNE '00

WATER ROTATION SCHEDULE

586-8301

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	MON. (CONT)
HELLMAN 7:58 A.M.	HELLMAN	HELLMAN	HELLMAN	GUDDAT 10:00 P.M.	HELLMAN	HELLMAN	7:58 A.M. (HELLMAN)
		6:01 P.M. BENZ	5:04 P.M.		HELLMAN		

19 JUNE '00
 FAXED
 7/25/00 PM
 702-588-6143

PROOF NO.	CLAIMANT	SOURCE	POINT(S) OF DIVERSION	YEARLY PERIOD OF USE	PURPOSE & PRIORITY	FLOW CFS	DUTY AC.-FT./ACRE	TOTAL AC.-FT.					
V-08316	MOTTVILLE LIMITED PARTNERSHIP II	MOTT CANYON CREEK	NE/SE¼ SEC. 04, T.12N., R.19E., M.D.B.¼M., S.58°14'04"W. 8,420.37 FT. FROM NE COR. OF SECTION 03, T.12N., R.19E., M.D.B.¼M.	JAN. 1 TO DEC. 31	IRRIGATION 1852	1.20	4.00						
PLACE OF USE 40 ACRE DESCRIPTIONS													
SECTION	TOWN-SHP	RANGE	NE	NW	SW	SE	NE	NW	SW	SE	ACRES PER SECTION	REMARKS	
3	T. 12 N. R. 19 E.		0.30		21.80	18.30	2.90	1.60		0.10	17.00	80.00	STOCKWATERING AND DOMESTIC IS CLAIMED FROM JANUARY 1 TO DECEMBER 31 OF EACH YEAR. THE NUMBER AND TYPE OF ANIMALS WATERED HAVE NOT BEEN SPECIFIED.
											TOTAL ACRES CLAIMED:	80.00	
V-08316	DOUGLAS AND AMELIA HELLMAN	MOTT CANYON CREEK	NE/SE¼ SEC. 04, T.12N., R.19E., M.D.B.¼M., S.58°14'04"W. 8,420.37 FT. FROM NE COR. OF SECTION 03, T.12N., R.19E., M.D.B.¼M.	JAN. 1 TO DEC. 31	IRRIGATION 1852	1.20	4.00						
PLACE OF USE 40 ACRE DESCRIPTIONS													
SECTION	TOWN-SHP	RANGE	NE	NW	SW	SE	NE	NW	SW	SE	ACRES PER SECTION	REMARKS	
2	T. 12 N. R. 19 E.										8.50	DOMESTIC AND STOCKWATERING IS ALSO CLAIMED. THE NUMBER AND TYPE OF ANIMALS WATERED HAVE NOT BEEN SPECIFIED.	
3	T. 12 N. R. 19 E.				19.20						2.00	31.50	
											TOTAL ACRES CLAIMED:	40.00	