APN: <u>All astached lex</u> C

R.P.T.T. \$0.00

RECORDING REQUESTED BY AND WHEN RECORDED, MAIL TO:

Park Ranch Holdings, LLC 13345 DaMonte View Lane Reno, Nevada 89511

#### MAIL TAX STATEMENT TO:

Park Ranch Holdings, LLC 13345 DaMonte View Lane Reno, Nevada 89511

The undersigned hereby affirm(s) that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

DOC # 837481
01/29/2014 02:22PM Deputy: SG
 OFFICIAL RECORD
 Requested By:
Ticor Title - Reno (Commercouglas County - NV
 Karen Ellison - Recorder
Page: 1 of 15 Fee: \$53.00
BK-114 PG-4810 RPTT: EX#001

#### GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, PARK CATTLE CO., a Nevada corporation, now known as EDGEWOOD COMPANIES, a Nevada corporation, does hereby GRANT, BARGAIN and SELL to PARK RANCH HOLDINGS, LLC, a Nevada limited liability company (whose address is: 13345 DaMonte View Lane, Reno, Nevada 89511), the real property situate in the County of Douglas, State of Nevada, described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH the tenements, hereditaments and appurtenances thereto belonging or appertaining, or otherwise associated with the Property, and any reversions, remainders, rents, issues or profits thereof, including, without limitation: easements, licenses, permits, development credits, impact fee credits, rights issued, created, or banked by or with Douglas County, Nevada (including transferable development rights), extralateral rights, buoy rights, air space rights, mineral rights, if any, any and all groundwater and surface water rights appurtenant to the Property, or used in connection with the Property, including, without limitation, the water rights described on **Exhibit "B"** attached hereto and incorporated herein by this reference, whether appropriated, vested, permitted, or decreed, including, without limitation, all applications pending before the Nevada State Engineer, all "will serve" letters or other rights or allocations issued by any political subdivision or water company serving the Property, all wells and well rights, and all stock certificates or other equity interests in irrigation companies, ditch companies, or other water utilities providing water service to the Property.

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TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, if any, unto the said Grantee and to its successors and assigns forever;

SUBJECT TO the lien for all general and special taxes for the current fiscal year that are not due and payable or that may be paid without penalty after the date hereof, and matters of public record.

DATED: this \_\_\_\_\_\_day of January, 2014.

PARK CATTLE CO., a Nevada corporation, now known as EDGEWOOD COMPANIES, a Nevada corporation

> SCHARER HARCES W. Name: Its:

STATE OF NEVADA COUNTY OF WASHOE

This instrument was acknowledged before me on January 14, 2014, by 25 W. Scherer, as Fusidest Co., a Nevada Charles W. Scharer corporation, now known as Edgewood Companies, a Nevada corporation.

> JILL NICHOL Notary Public - State of Nevada Appointment Recorded in Washoe County No: 93-3713-2 - Expires June 24, 2017

Notary Public
My Commission Expires: 06/24/2017

6438316.3 2.

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#### EXHIBIT "A"

#### **Legal Description of Property**

#### **Escrow No.1301766A CD**

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

#### PARCEL 1:

Parcel 1 through 31, inclusive, as shown on the Division of Land into Large Parcels, LDA 07-011, for Park Cattle Company, filed in the office of the County Recorder of Douglas County, State of Nevada on June 3, 2008, in Book 608, Page 505, as Document No. 724397, Official Records.

EXCEPTING THEREFROM, any portion thereof, lying below the high water line of the Carson River.

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APN: 1319-23-000-013;

1319-24-000-007;

1319-25-000-007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019;

1319-26-000-004, 005;

1319-36-000-007, 008, 009, 010, 011, 012, 013, 014;
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# 1320-31-000-010, 011, 012, 013, 014 and 015

#### PARCEL 2:

Parcel 1 through 36, inclusive, as shown on the Division of Land into Large Parcels, LDA 06-048, for Park Cattle Company, filed in the office of the County Recorder of Douglas County, State of Nevada on September 17, 2008, in Book 908, Page 3511, as Document No. 730154, Official Records.

EXCEPTING THEREFROM, any portion thereof, lying below the high water line of the Carson River.

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APN: 1319-13-000-008, 009, 010, 011, 012, 013, 014; 1319-14-002-006, 007, 008, 009, 010, 011; 1319-23-000-014, 015, 016; 1319-24-000-008, 009, 010, 011, 012, 013, 014, 015, 016, 017; 1320-18-000-010, 011, 012, 013, 014, 015, 016; 1320-19-000-011, 012 and 013
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#### PARCEL 3:

Parcel 1 through 27, inclusive, as shown on the Division of Land into Large Parcels, LDA 07-035, for Edgewood Companies, filed in the office of the County Recorder of Douglas County, State of Nevada on June 15, 2009, in Book 609, Page 4186, as Document No. 745140, Official Records.

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APN: 1320-20-000-016, 017, 018;

1320-21-000-014, 015, 016;

1320-28-000-022, 023, 024, 025, 026, 027, 028, 029, 030, 031;

1320-29-000-015;

1320-29-501-002;

1320-29-601-003;

1320-33-001-008, 009, 010, 011, 012, 013, 014 and 015
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#### PARCEL 4:

Anderson Remainder Parcel 1 and Anderson Remainder Parcel 2 as shown on the Record of Survey for Park Cattle Company, filed in the office of the County Recorder of Douglas County, State of Nevada on July 23, 2004, in Book 704, Page 10257, as Document No. 619637, Official Records, being more particularly described as follows:

Parcel G H-1 as shown on the Parcel Map for H.F. Dangberg Farms, filed in the office of the County Recorder of Douglas County, State of Nevada on March 24, 1982, in Book 382, Page 1697, as Document No. 66200, Official Records, excepting therefrom that certain parcel conveyed to Douglas County by Gift Deed recorded July 23, 2004, in Book 704, Page 10258, as Document No. 619638, Official Records, being more particularly described as follows:

A parcel of land located within portions of the Northeast one-quarter (NE1/4) of Section 36, Township 13 North, Range 19 East and the Northwest one-quarter (NW1/4) of Section 31, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at an angle point in the westerly line of Parcel G H-1 as shown an the Parcel Map for H.F. Dangberg Farms recorded March 24, 1982 in the office of Recorder, Douglas County, Nevada as Document No. 66200, which bears North 01°22'18" East, 214.48 feet from the Southwest corner of said Parcel G H-1, said angle point also being a found 5/8" rebar with cap RLS 2280, the POINT OF BEGINNING;

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Thence North 01°39'11" East, 328.37 feet;
Thence South 86°52'23" East, 113.50 feet;
Thence North 00°09'34" West, 85.41 feet;
Thence South 88°35'15" East, 343.92 feet;
Thence South 36°10'45" East, 553.05 feet to a point on the easterly line of said Parcel G H-1;

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4.
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Thence along said easterly line, South 28°13'00" West, 18.57 feet;

Thence North 71°11'04" West, 212.33 feet;

Thence South 89°32'23" West, 583.12 feet to the POINT OF BEGINNING.

The meridian of this description is identical to the Parcel Map for H.F. Dangberg Farms recorded March 24, 1982 in the office of Recorder, Douglas County, Nevada as Document No. 66200.

APN: 1319-36-000-004 and 006

Document No. 619638 is provided pursuant to the requirements of Section 6.NRS 111.312.

#### PARCEL 5:

Parcel 41 as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Company, filed in the office of the County Recorder of Douglas County, State of Nevada on October 30, 2008, in Book 1008, Page 5192, as Document No. 732299, Official Records, being more particularly described as follows:

A parcel of land located within a portion of the Southeast one-quarter (SE1/4) of Section 28, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the center West one-sixteenth corner of Section 34, T.13N., R.20E., M.D.M., a found 5/8" rebar with cap PLS 6497, also being the Southeast corner of Parcel 52 as shown on the Land Division Map for John B. Anderson No. 2 filed for record September 27, 1978 in the office of Recorder, Douglas County, Nevada as Document No. 25700, said corner bearing South 89°18'25" East, 1324.09 feet from the West one-quarter corner of said Section 34;

Thence along the east line of the West one-half of the Northwest one-quarter of said Section 34, North 00°59'06" East, 2649.79 feet to the West one-sixteenth corner common to Sections 27 and 34, T.13N, R.20E., M.D.M.;

Thence North 43°58'59" West, 1202.54 feet;

Thence North 89°14'45" West, 515.49 feet to the POINT OF BEGINNING;

Thence continuing North 89°14'45" West, 610.16 feet to the Easterly line of Muller Parkway as realigned in the First Amendment to the Development Agreement for Park Cattle Company recorded November 14, 2007 in the office of Recorder, Douglas County, Nevada in Book 1107, at Page 3403, as Document No. 712986;

Thence along said Easterly line of Muller Parkway as realigned, the following three courses:

North 41°31'52" West, 832 46 feet;

Along the arc of a curve to the right having a radius of 1025.00 feet, central angle of 41°37'49", and an arc length of 744.75 feet;

North 00°05'57" East, 493.10 feet to the center section line of said Section 28;



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Thence along said center section line, South 89°27'12" East, 217.07 feet to an angle point in the Southerly line of Parcel 35 as shown on Record of Survey #2 for Dangberg Holdings Nevada, LLC filed for record January 18, 2002 in said office of Recorder as Document No. 532719;

Thence along the Westerly lines of Buckeye Road and Block "H", and the Southerly terminus of Mid-Valley Boulevard as shown on the Final Map for Bently Science Park filed for record December 12, 1995 in said office of Recorder as Document No. 376672, South 43°15'48" East, 1716.45 feet;

Thence continuing along said Southerly terminus of Mid-Valley Boulevard, South 86°35'25" East, 29.14 feet;

Thence South 00°22'39" West, 551.95 feet to the POINT OF BEGINNING.

The Basis of Bearing of this description is North 89°23'21" West, the North line of the Southeast one-quarter of Section 29, T.13N., R.20E., M.D.M. as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Co. recorded September 28, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 625243.

APN: 1320-28-000-017

Document No. 732298 is provided pursuant to the requirements of Section 6.NRS 111.312.

#### PARCEL 6:

Parcel 47 as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Company, filed in the office of the County Recorder of Douglas County, State of Nevada on October 30, 2008, in Book 1008, Page 5192, as Document No. 732299, Official Records, being more particularly described as follows:

A parcel of land located within portions of the Southwest one-quarter (SW1/4) of Section 27 and the Southeast one-quarter (SE1/4) of Section 28, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the center West one-sixteenth corner of Section 34, T.13N., R.20E., M.D.M., a found 5/8" rebar with cap PLS 6497, also being the Southeast corner of Parcel 52 as shown on the Land Division Map for John B. Anderson No. 2 filed for record September 27, 1978 in the office of Recorder, Douglas County, Nevada as Document No. 25700, said corner bearing South 89°18'25" East, 1324.09 feet from the West one-quarter corner of said Section 34;

Thence along the East line of the West one-half of the Northwest one-quarter of said Section 34, North 00°59'06" East, 2649.79 feet to the West one-sixteenth corner common to said Sections 27 and 34, the POINT OF BEGINNING;

Thence North 43°58'59" West, 1202.54 feet

Thence North 89°14'45" West, 515.49 feet;

Thence North 00°22'39" East, 551.95 feet to the Southerly terminus of Mid-Valley Boulevard as shown on the Final Map for Bently Science Park filed for record December 12, 1995 in said office of Recorder as Document No. 376672;

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Thence along the Southerly terminus of Mid-Valley Boulevard and the Westerly lines of Blocks "G" and "K" as shown on said Final Map, Document No. 376672, the following seven courses:

South 86°35'25" East, 174.95 feet;

North 84°56'49" East, 383.69 feet;

North 74°43'01" East, 419.19 feet;

South 68°14'17" East, 177.71 feet;

South 34°44'30" East, 390.28 feet;

South 10°09'15" East, 71.40 feet;

South 00°44'47" West, 1101.11 feet to the POINT OF BEGINNING.

The Basis of Bearing of this description is North 89°23'21" West, the North line of the Southeast one-quarter of Section 29, T.13N., R.20E., M.D.M. as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Co. recorded September 28, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 625243.

APN: 1320-27-002-035

Document No. 732298 is provided pursuant to the requirements of Section 6.NRS 111.312.

#### PARCEL 7:

Parcel 15 and 16 as shown on A Land Division Map, John B. Anderson No. 4, filed in the office of the County Recorder of Douglas County, State of Nevada on September 27, 1978, in Book 978, Page 1937, as Document No. 25702, Official Records.

EXCEPTING THEREFROM, any portion thereof, lying Southerly of the Northerly line of Muller Lane.

APN: 1320-19-000-007 and 008

#### PARCEL 8:

Parcel B, C and H as shown on Land Division Map for Nevis Industries, Inc. #2, filed in the office of the County Recorder of Douglas County, State of Nevada on January 23, 1979, in Book 179, Page 1266, as Document No. 29278, Official Records.

EXCEPTING THEREFROM, any portion thereof, lying Westerly, Southwesterly or Southerly of the Easterly, Northeasterly or Northerly high water line of the Carson River.

ALSO EXCEPTING THEREFROM, any portion of Parcel B and C, lying Northery of the Southerly line of Muller Lane.

APN: 1319-25-000-020 and 021 and 1320-31-000-016



EXHIBIT "B"



11.

PG-4818

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#### WATER

#### RIGHTS TO WATER APPURTENANT TO THE RANCH LAND OR INCLUDED WITH RANCH LAND IN AN AS IS CONDITION AND WITHOUT WARRANTY OF ANY KIND OR NATURE:

A. Direct Diversion Surface Water Rights adjudicated in that certain Final Decree entered October 28, 1980 in The United States of America, Plaintiff, vs. Alpine Land & Reservoir Co., et al., Defendants, in the United States District Court for the District of Nevada in CV No. D-183-BRT (the "Alpine Decree"):

#### BASED ON ACREAGES SHOWN ON NEVADA DIVISION OF WATER RESOURCES DRAWING NOS. CR-019, CR-021, CR-031 AND CR-042

UNIT	ALPINE DECREE	PRIORITY	WATER RIGHT	COMMENTS
	CLAIM NO.		ACRES	
Home Ranch	227	1858	258	
Home Ranch & Muller Lane	228	1858	1,321.38	
(Blackwell) West of East Fork	230	1859	106	
North and South Buckeye Road	80	1883	149.94	
	81	1860	75.72	
	82	1863	76.58	
	83	1877	677.58	Based on Record of Survey #2 To Support a Lot Line
				Adjustment for Dangberg Holdings Nevada, LLC –
				Document No. 532719
/ /	85	1883	20	
/ /	89	1895	38.7	
	92 (84)	1895	21.48	Based on Record of Survey #2 To Support a Lot Line Adjustment for Dangberg
\ \		\ \		Holdings Nevada, LLC –
~ \ \	93	1877	399.77	Document No. 532719 Includes 5.0 acres under the
	93	18//	399.77	School Site less 1.24 acres
		/ /		shown on Record of Survey
		/ /		#1 To Support a Lot Line
				Adjustment for Dangberg
				Holdings Nevada, LLC –
				Document No. 532717
	94	1862	71.66	
Muller Lane- Blackwell East of East Fork	95	1865	291.205	Splits 12.97 acres under U.S. 395 evenly between Bently and Edgewood
South of Buckeye Road	96	1866	23.77	
Muller Lane- Blackwell East of East Fork	97	1894	271.365	Splits 14.21 acres under U.S. 395 evenly between Bently and Edgewood
	384	1877	5.0	
South of Buckeye Road	419	1877	5,62	
Old Highway Rest Stop	426	1885	1.32	Claim 426 has 6.30 acres of land in the Decree and 2.64 acres on Drawing No. CR-042, split evenly between Bently and Edgewood

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UNIT	ALPINE DECREE CLAIM NO.	PRIORITY	WATER RIGHT ACRES	COMMENTS
Muller Lane- Blackwell East of East Fork	428	1858	463.89	Includes one-half of the area under the MGSD sewer ponds
	429	1895	180	
	430	1858	160	\ \
	431	1859	97	\ \
	432	1870	60	

There is excepted from the above tabulation of Alpine Decree Direct Diversion Surface Water Rights, those water rights appurtenant to land conveyed by deed dated July 7, 2006, recorded in the Official Records of Douglas County, Nevada as Document No. 0679108, Book 0706, Pages 2210-2215.

#### B. Alpine Decree Stored Water Rights:

Those certain rights to stored water adjudicated in the Alpine Decree, more particularly described as follows:

Alpine Decree Claim No.	Priority	Acre Feet
815	1905	415.5
816	1877	125.0
808	1923	624

C. Right to stored water represented by Alpine Land and Reservoir Company Stock Certificate No. 620

#### D. Reserved Surface and Underground Water Rights:

# (1) Minden Elementary School Site

One-half (1/2) of the surface water rights and underground water rights reserved in that certain deed dated June 16, 1995, recorded in the Official Records of Douglas County, Nevada, Document No. 364422, Book 0695, Pages 2992-2993 (5 acres of water right).

# (2) Minden-Gardnerville Sanitation District Pond Site

One-half (1/2) of the surface water rights reserved in that certain deed dated June 18, 1985, recorded in the Official Records of Douglas County, Nevada, as Document No. 120662, Book 785, Pages 2184-2190 (40 acres of water right).

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#### (3) Minden Rest Area

One-half (1/2) of the surface water rights reserved appurtenant to land containing a former rest area in Minden, Nevada, and now within the Nevada Department of Transportation U.S. Highway 395 right-of-way, said reserved surface water rights being a portion of Alpine Decree Claim No. 426, with a priority of 1885, and appurtenant to two and sixty-four hundredths (2.64) acres.

#### (4) Syncon Sale

All water rights reserved in that certain deed dated October 7, 2004, recorded in the Official Records of Douglas County, Nevada, Document No. 0626175, Book 1004, Pages 03043-03046 (100.83 acres of water right).

#### (5) Douglas County

All water rights reserved in that certain deed dated July 21, 2004, recorded in the Official Records of Douglas County, Nevada, Document No. 619638, Book 704, Pages 10258-10286 (5.50 acres of water right).

#### (6) Ranch at Gardnerville, LLC

All underground water rights reserved in that certain deed dated July 7, 2006, recorded in the Official Records of Douglas County, Nevada, Document No. 0679108, Book 0706, Pages 2210-2215 (152.02 acres of supplemental underground water rights).

### (7) Sierra Pacific Power Company

All water rights reserved in that certain deed dated December 3, 2004, recorded in the Official Records of Douglas County, Nevada, Document No. 0631846, Book 1204, Pages 6159-6161 (3.67 acres of water right).

#### (8) Muller Parkway

All water rights reserved in that certain deed dated December 16, 2005, recorded in the Official Records of Douglas County, Nevada, Document No. 664459, Book 1205, Pages 11985-11989 (31.09 acres of water right).



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#### D. Underground Water Rights - Irrigation:

#### TABULATION OF GROUNDWATER IRRIGATION WATER RIGHTS DISTRIBUTED TO EDGEWOOD COMPANIES

Unit	Claim or Permit	Location of POD	Priority	Total Acres	Acres this Unit	Portion of Rate Owned
North of Buckeye Road	04659	Bently	1928	1240	4001	32%
Muller Lane- Blackwell	76187	Edgewood	1947	38.69	38.69	100%
East of East Fork	55356	Bently	1928	4600 / 1300 <sup>2</sup>	480	28.6%
North and South of Buckeye Road	55356	Bently	1928		835 1315 / 372	
	55336	Edgewood	1947	1840 <sup>3</sup> /190.7	1500/163.7	86%
	69537 69538	Edgewood	1928	1760/9204	1420/787	86%
Home Ranch/ Muller Lane	12026 Certificate 3724	Edgewood	1947	1721.47	1721.47	100%
	11853 Certificate 3898	Edgewood	1947	315.82	315.82	100%

#### Underground Water Rights - Stockwater & Domestic: E.

<sup>&</sup>lt;sup>1</sup>Includes 55.6 acres of Non-Supplemental Groundwater.

<sup>&</sup>lt;sup>2</sup>All of the Non-Supplemental Groundwater under 55356 (103.4 AC) are included in the Non-Supplemental Groundwater under 04659. The acreage calculations give 5.0 acres to Bently and 5.0 acres to Edgewood from the school site.

<sup>&</sup>lt;sup>3</sup>There are approximately 100 acres which are shown as a place of use which were not DHN land; calculations disregard these acres.

<sup>&</sup>lt;sup>4</sup>There are approximately 100 acres which are shown as a place of use which were not DHN land; calculations disregard these acres. Only 1.3 acres of Non-Supplemental Groundwater under 69537 and 69538 is not included in the Non-Supplemental Groundwater under 04659.

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# TABULATION OF GROUNDWATER STOCKWATER & DOMESTIC RIGHTS DISTRIBUTED TO EDGEWOOD COMPANIES

Unit	Claim or Permit	Priority	Cattle	Sheep	Horses
Home Ranch	04661	1910	700-1,000	2,000-3,000	50-100
Muller Lane- Blackwell	04660	1910	700-1,000	2,000-3,000	50/100

# F. Underground Water Right - Commercial:

Unit	Permit	Priority	Annual Duty
Buckeye	64346		2.24 AFA

# G. Rights to Reclaimed Water:

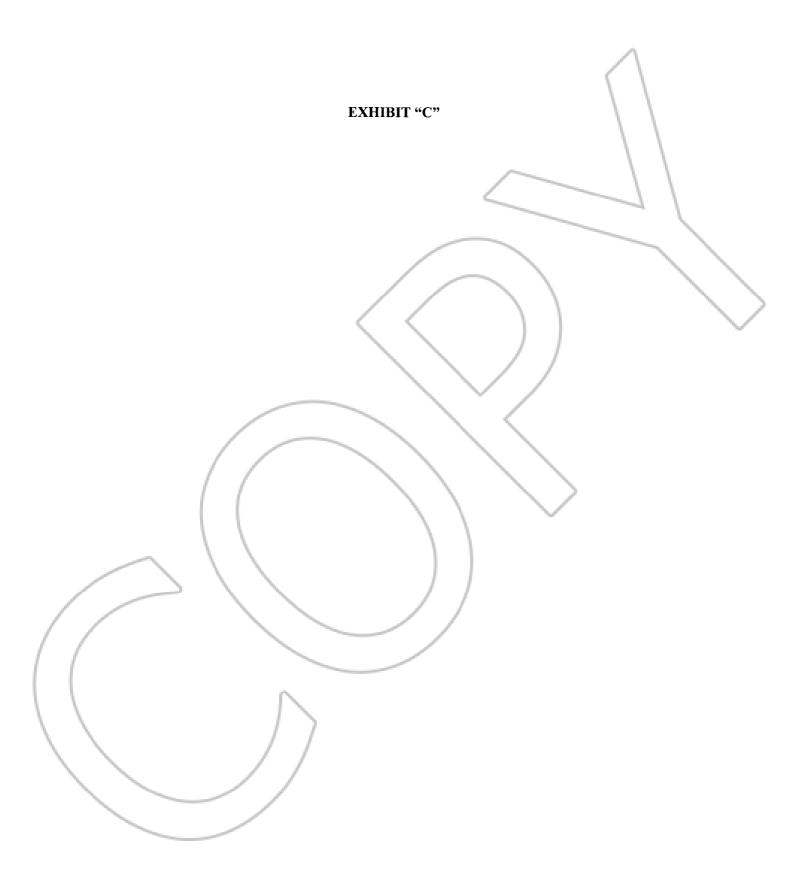
Reclaimed Water of the Minden-Gardnerville Sanitation District

Unit	Permit
Blackwell	69907S02

Reclaimed Water of the Douglas County Sewer Improvement District No. 1

Unit	Permit
Home Ranch	26325-SO8

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BK 114



APN: 1319-23-000-013; 1319-24-000-007; 1319-25-000-007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019; 1319-26-000-004, 005; 1319-36-000-007, 008, 009, 010, 011, 012, 013, 014; 1320-31-000-010, 011, 012, 013, 014 and 015 1319-13-000-008, 009, 010, 011, 012, 013, 014; 1319-14-002-006, 007, 008, 009, 010, 011; 1319-23-000-014, 015, 016; 1319-24-000-008, 009, 010, 011, 012, 013, 014, 015, 016, 017; 1320-18-000-010, 011, 012, 013, 014, 015, 016; 1320-19-000-011, 012 and 013 1320-20-000-016, 017, 018; 1320-21-000-014, 015, 016; 1320-28-000-022, 023, 024, 025, 026, 027, 028, 029, 030, 031; 1320-29-000-015; 1320-29-501-002; 1320-29-601-003; 1320-33-001-008, 009, 010, 011, 012, 013, 014 and 015 1319-36-000-004 and 006 1320-28-000-017

> 1320-19-000-007 and 008 1319-25-000-020 and 021 and 1320-31-000-016

1320-27-002-035