

RECORDING REQUESTED BY:

Reliant Title
5485 Kietzke LN
Reno, NV 89511
Escrow No.: 202-1700227-LYS

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:**
Clear Creek OS, LLC
c/o CH Funding III, LP
1111 W. 11th Street
Austin, TX 78703
Attn: Leisha Ehlert

R.P.T.T.: \$ 15,945.15

A.P.N.: 1419-10-002-001

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That Rebecca Ann Schneider and Troy Schneider, Co-Trustees of The Schneider Family Trust dated September 18, 2013

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Clear Creek OS, LLC, a Delaware limited liability company all that real property situated in County, State of Nevada, bounded and described as follows:

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

Parcel 1 as shown on Final Parcel Map LDA 12-005 for Joseph Schneider, filed for record in the office of the Douglas County Recorder, State of Nevada, on May 6, 2013 in Book 513 at Page 1060 as Document No. 823009, of Official Records.

APN: 1419-10-002-001

Together with all and singular tenements, hereditaments and appurtenances, and any and all water rights thereunto belonging or in anywise appertaining thereto, including all vested water rights claims, and water rights of all kinds appurtenant to all of the real property described above, and all water rights identified on the attached Exhibit "A" attached hereto and made a part hereof, **with the exception of only those water rights or decreed creek rights expressly excluded as described below, which are not conveyed as part of this Deed.**

All of that portion of the Grantor's water rights derived from Clear Creek set forth in the Decree of Court, Case No. 1020, State of Nevada, in District Court, in what was at that time the Second Judicial District, County of Ormsby dated July 22, 1872 (hereinafter referred to as the "Clear Creek Decree"), which is not less than 6.25% of Clear Creek, including any pipelines, ditch rights and easements for transporting Clear Creek water that currently run with the land conveyed herein. As noted in the Clear Creek Decree, such portion of the Decreed water rights includes any and all incidental stock water allocated to the predecessor of Grantor and is included in Grantor's conveyance herein.

[SIGNATURE PAGE TO FOLLOW]

Dated: March 30 2017

THE SCHNEIDER FAMILY TRUST
Dated September 18, 2013

By: Rebecca Ann Schneider
Rebecca Ann Schneider, Co-Trustee

By: Troy Schneider
Troy Schneider, Co-Trustee

State of Nevada }
County of Washoe }

On 3/30/2017, before me, Lynne Scott, a Notary Public, personally appeared REBECCA ANN SCHNEIDER, and TROY SCHNEIDER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary's Signature (Seal)
My Commission Expires: 5/13/2020

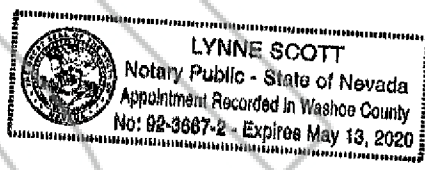


EXHIBIT A
Water Rights

1. All of the Grantor's portion of the water rights allocated in that judicial decree in District Court, in what at that time was the Second Judicial District, Douglas County, Nevada, file number unknown, as set forth in those Findings of Fact and Conclusions of Law in the case of J.N. Winter vs. Robert Fulstone, filed May 8, 1886, handed down by T.D. Edwards, District Judge, and incorrectly dated May 8, 1866 (hereinafter the "Jacks Valley Creek Decree"), which is not less than 1.5 days of an eight-day irrigation week in Jacks Valley pursuant to that judicial decree. A copy of said Findings of Fact and Conclusions of Law regarding the Jacks Valley Creek Decree is located in the Office of the Nevada State Engineer.
2. Together with all easements needed to transport water from Jacks Valley Creek to lands being conveyed to Grantee herein described above in Exhibit "A" including but not limited to that perpetual easement as set forth in that deed dated November 18, 1971, by and between Harry R. Schneider, a widower, and John J. Ascuaga and Rose Ascuaga, husband and wife, recorded December 2, 1971, in Book 94, Page 108, Document No. 55767, Official Records of Douglas County, Nevada.
3. Together with that Certificate of Appropriation of Water Permit No. 25764 S-2, Certificate No. 12480, Book 42, Page 12480 from the Nevada State Engineer relating to treated sewer water from Incline Village General Improvement District.
4. Together with the Certificate of Appropriation of Water Permit No. 25764 S-3 Certificate No. 14315, Book 53, Page 14315 from the Nevada State Engineer relating to treated sewer water from Incline Village General Improvement District.
5. Further, Grantee shall hereby receive all the rights and liabilities of that certain Agreement dated March 25, 1970, as amended from time to time, between Incline Village General Improvement District, a quasi-municipal corporation, and Harry Schneider, an unmarried man, successors and assigns, concerning the transportation of treated effluent through a pipe underground with a portion of the treated effluent water being used by land owned previously by Schneider. (Note: an addendum to that Agreement dated August 1995 was made between Incline Village General Improvement District and Joseph Schneider and Rebecca Schneider.)
6. Further including an exclusive easement for the purpose of transporting water from that certain 8 inch underground pipe currently owned and being operated by Incline Village General Improvement District for the transportation of treated sewer water to Parcel 1 as set forth on the certain tentative Map of Division into Large Parcels for the Estate of Harry R. Schneider being a portion of Sections 2, 3, 4, 9, 10 & 15 Township 14 North, Range 19 East, M.D.B.&M. filed for record in the Office of the County Recorder of Douglas County, State of Nevada on January 24, 2000, in Book 0100, at Page 3481, as Document No. 484935.

This easement shall be 20 feet wide, the centerline of which is described as follows:

That portion of Section 3 and 4, Township 14 North, Range 19 East, M.D.B.&M., located in the County of Douglas, State of Nevada, described as follows:

A 20-foot-wide easement, the centerline of which is an existing pipe, more particularly described as follows:

Beginning at a point, which is a junction box, on the main effluent line per Document No. 48205, approximately, North 82° East, 320 feet from the Section corner common to Section 3, 4, 9, and 10, T. 14 N., R. 19 E, M.D.B.&M, as shown on Document No. 484935, thence through the following courses:

1. Southeasterly through Section 3 and then through Section 4, meandering through a gully until it reaches the 1/4 line of said Section 10 and end of description. The owner of

this Parcel 1 will consent that the owner of Parcel 2 of the same large parcel map described above may move this easement in the future due to development of Parcel 2 of the same large parcel map as described above. However, any movement of the water pipe easement will be done upon the following conditions:

- a. Parcel 2 owner to pay for all costs of the movement of the easement and water line.
- b. The original point of diversion of the 8 inch pipe may not be moved and the point where the easement and water line presently leave Parcel 2 and enter Parcel 1 will not be changed.
- c. The present water capacity of the 8 inch line and the flow of water off Parcel 2 onto Parcel 1 shall not be diminished.

7. Further including an exclusive easement for the purpose of transporting water from that certain 8 inch underground pipe currently owned and being operated by Incline Village General Improvement District for the transportation of treated sewer water to Parcel 1 as set forth on the certain tentative Map of Division into Large Parcels for the Estate of Harry R. Schneider being a portion of Sections 2, 3, 4, 9, 10, & 15 Township 14 North, Range 19 East, M.D.B.&M filed for record in the Office of the County Recorder of Douglas County, State of Nevada on January 24, 2000, in Book 0100, at Page 3481, as Document No. 484935.

This easement shall be 20 feet wide, the centerline of which is described as follows:

That portion of Section 10, Township 14 North, Range 19 East, M.D.B.&M., located in the County of Douglas, State of Nevada, described as follows:

A 20-foot-wide easement, the centerline of which is an existing pipe, more particularly described as follows:

Beginning at a point, which is a junction box, on the main effluent line per Document No. 48205, approximately, North 57° West, 400 feet from the East 1/4 corner of Section 10, thence through the following courses:

1. Southerly approximately 200 feet to the 1/4 line of said Section 10 and the end of description.

The owner of this Parcel 1 will consent that the owner of Parcel 2 of the same large parcel map described above may move this easement in the future due to development of Parcel 2 of the same large parcel map as described above. However, any movement of the water pipe easement will be done upon the following conditions:

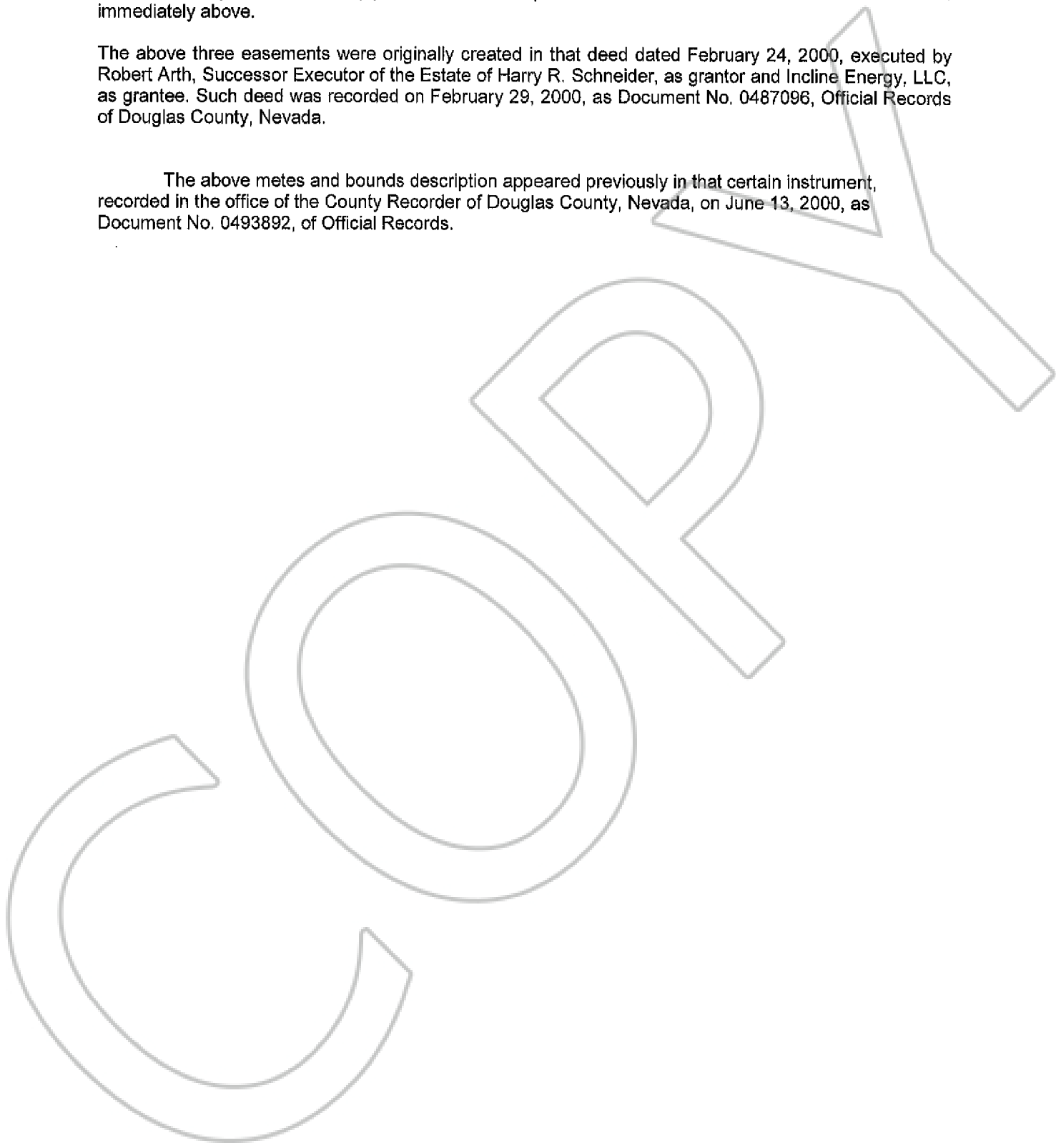
- a. Parcel 2 owner to pay for all costs of the movement of the easement and water line.
- b. The original point of diversion of the 8 inch pipe may not be moved and the point where the easement and water line presently leave Parcel 2 and enter Parcel 1 will not be changed.
- c. The present water capacity of the 8 inch line and the flow of water off Parcel 2 onto Parcel 1 shall not be diminished.

8. Further, the owner of Parcel 1 has the reasonable right to use roadways and other real property of Parcel 2 in order to obtain access, including ingress, egress and temporary parking, for maintenance, inspection, repair, and when necessary, replacement of, the three easements described immediately

above and any infrastructure, pipeline, or other improvement within the three easements described immediately above.

The above three easements were originally created in that deed dated February 24, 2000, executed by Robert Arth, Successor Executor of the Estate of Harry R. Schneider, as grantor and Incline Energy, LLC, as grantee. Such deed was recorded on February 29, 2000, as Document No. 0487096, Official Records of Douglas County, Nevada.

The above metes and bounds description appeared previously in that certain instrument, recorded in the office of the County Recorder of Douglas County, Nevada, on June 13, 2000, as Document No. 0493892, of Official Records.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-10-002-001
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$4,088,253.40
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$4,088,253.40
 d. Real Property Transfer Tax Due: \$15,945.15

4. IF EXEMPTION CLAIMED:
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Rebecca Ann Schneider Capacity: Grantor
 Signature: [Signature] Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Rebecca Ann Schneider and Troy Schneider, Co-Trustees of The Schneider Family Trust, dated 9-18-2013
 Address: 300 Jacks Valley Ranch Road
 City: Carson City
 State: NV Zip: 89705

Print Name: Clear Creek OS, LLC, a Delaware limited liability company
 Address: 10000 W. 11th St. Austin TX
 City: Austin State: TX Zip: 78703

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Reilant Title Esc. #: 202-1700227
 Address: 5485 Kletzke LN
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED