

APN 1420-32-002-004 (formerly 21-020-45)
When Recorded Return to:
Lisa Lekumberry, Trustee
1415 Douglas Ave.
Gardnerville, NV 89410



KAREN ELLISON, RECORDER

WATER RIGHTS QUITCLAIM DEED

THIS INDENTURE is made and entered into this 1st day of March 2005, between **EAGLE RIDGE AT GENOA, LLC, A Nevada Limited Liability Company**, hereinafter referred to as "Grantor", and, **GIOVACCHINI FAMILY TRUST**, hereinafter referred to as "Grantee".

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to them in hand paid by the Grantee and for other good and valuable consideration, the receipt whereof is hereby acknowledged, have remised, released and forever quitclaimed, and by these presents do remise, release and forever quitclaim unto the Grantees and to their heirs, successors and assigns forever, all of their right, title and interest in and to the following water rights which are on file in the Nevada State Engineer's Office:

A portion of PERMIT 24696, Certificate 8284 being 24.30 acre-feet annually, together with a pro rata rate of diversion. The irrigated acreage transferred in this instrument is the same as was transferred to Grantor under Document No. 0619136 at Page 07284 in Book 0704 of the official records of Douglas County, Nevada.

TOGETHER WITH, all 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.

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

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

EAGLE RIDGE AT GENOA, LLC,
A Nevada Limited Liability Company

Greg Painter, President of Eagle Ridge Painter, INC.
By: Greg Painter *sets Managing Member*

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

On this 1st day of March, 2005, appeared before me, a Notary Public, Greg Painter, personally known to me to be the person whose name is subscribed to the attached instrument and who acknowledged that he/she executed the foregoing instrument.

Sonja Fischer
Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) APN 1420-32-002-004
 b) _____
 c) _____
 d) _____

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

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$85,826.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$85,826.00
 Real Property Transfer Tax Due: \$335.40

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 that 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 Lisa Lukumberg Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Eagle Ridge at Genoa, LLC
 Address: PO Box 37
 City: Genoa
 State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Giovacchini Family Trust
 Address: 1415 Douglas Ave.
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)