

DOUGLAS COUNTY APN 1220-19-002-018

The undersigned hereby affirms that there is no Social Security number contained in this document



KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:

James W. Bentley and MaryAnn Bentley
853 Sheridan Lane
Gardnerville, NV 89460

AFTER RECORDATION RETURN TO:

James W. Bentley and MaryAnn Bentley
853 Sheridan Lane
Gardnerville, NV 89460

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WATER RIGHTS DEED

THIS WATER RIGHTS DEED is made and entered into this 11th day of May, 2017, to convey the below-mentioned water rights from **FLYING EAGLE RANCH, LLC, a Nevada limited liability company** (hereinafter referred to as "GRANTOR") to **JAMES W. BENTLEY and MARYANN BENTLEY, as Trustees of the BENTLEY FAMILY TRUST** (hereinafter referred to as "GRANTEE")

WITNESSETH:

That said GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to the GRANTEE, and to their successors, heirs, and assigns forever, all of GRANTOR's right, title, and interest in and to those certain waters and water rights situate in Douglas County, State of Nevada, as described as follows, to wit:

WATER RIGHT:

A portion of Nevada Division of Water Resources Permit No. 70883 / Certificate 18921.

AND

A portion of Nevada Division of Water Resources Permit No. 70884 / Certificate 18922.

The portion of water rights being transferred from Nevada Division of Water Resources Permit No. 70883 / Certificate 18921 is 0.053 c.f.s., 38.30 acre-feet annually, appurtenant to 10.00 acres of Douglas County APN 1220-19-002-018. The portion of water rights being transferred from Nevada Division of Water Resources Permit No. 70884 / Certificate 18922 is 0.070 c.f.s., 40.00 acre-feet annually, appurtenant to 10.00 acres of Douglas County APN 1220-19-002-018. Nevada Division of Water Resources Permit No. 70883 / Certificate 18921 and Permit No. 70884 / Certificate 18922 share a total combined duty, and a common place of beneficial use. The place of use of the 10.00 acres of water being transferred under Nevada Division of Water Resources Permit No. 70883 / Certificate 18921 and Permit No. 70884 / Certificate 18922 can be seen on EXHIBIT "A" accompanying this Deed.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

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 hear first written above.

DATED this 31st day of May, 2017.

GRANTOR:
FLYING EAGLE RANCH, LLC

BY: Nathan A. Leising
Nathan A. Leising, Managing Member

STATE OF Nevada)
) : ss.
COUNTY OF Carson City)

On this 11th day of May, 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared NATHAN A. LEISING, personally known or proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC

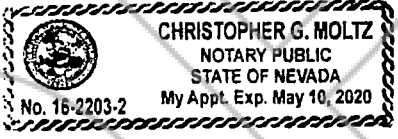
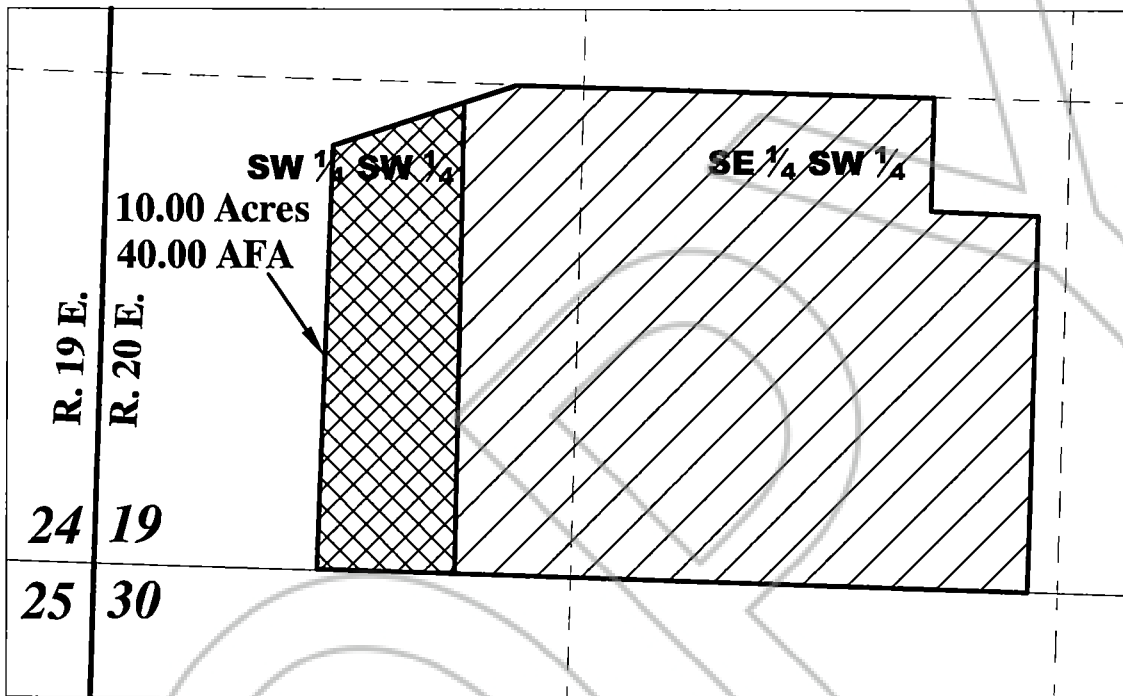


Exhibit "A"

NDWR Permit 70883 / Certificate 18921
and
NDWR Permit 70884 / Certificate 18922
Total Combined Duty: 10.00 Acres, 40.00 Acre Feet



SECTION 19, TOWNSHIP 12 NORTH,
RANGE 20 EAST, M.D.B.&M.



Location of 10.00 acres [40.00 acre-feet]
to be transferred to the Bentley Family
1995 Trust



Location of acres to Remain Under Permit 70883 /
Certificate 18921 and Permit 70884 / Certificate 18922
(Per 'Stripping Map' filed under NDWR Applications
83283 and 83284).

SCALE

500 0 250 500 1,000 FEET



1 inch = 500 ft.



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) N/A - Water Rights
 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: \$ \$40,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

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 Nathan A. Leising Capacity Owner / Grantor

Signature JR Capacity Buyer / Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nate Leising of Flying Eagle Ranch LLC
 Address: 850 Flying Eagle Ranch Lane
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Jim Bentley, Trustee for Bentley Family 1995 Trust
 Address: 853 Sheridan Lane
 City: Gardnerville
 State: NV Zip: 89460

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)