

When Recorded, Return to:
JEFFREY A. CARLTON
1471 SOUTHGATE DRIVE
GARDNERVILLE, NV 89410



KAREN ELLISON, RECORDER

WATER RIGHTS DEED

THIS INDENTURE made and entered into this 14 day of August 2017, by and between, LIPPINCOTT FAMILY LIMITED PARTNERSHIP, hereinafter referred to as "GRANTOR", and JEFFERY A. CARLTON, hereinafter referred to as "GRANTEE";

WITNESSETH:

THAT said GRANTOR for good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents Grant, Bargain, Sell to the GRANTEE, and to his successors and assigns forever, fifty (50) acre-feet of water rights from an underground source, situate in the County of Douglas, State of Nevada and more particularly described as follows:

Permit 57805, Certificate 14480 consisting of a diversion rate of 0.0635 cfs with an annual duty of 12.6 acre-feet

A portion of Permit 62335, Certificate 15614 consisting of a diversion rate of 0.0695 cfs with an annual duty of 10.15 acre-feet

Permit 62337, Certificate 15616 consisting of a diversion rate of 0.1373 cfs with an annual duty of 27.25 acre-feet

And further including all of Applications 87067, 87068 and 87069 filed on April 19, 2017 to change the point of diversion, manner and place of use of the above listed water rights.

TO HAVE AND TO HOLD unto the GRANTEE, and to his successors and assigns forever, the said water rights; together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

IN WITNESS WHEREOF, the GRANTOR has hereunto executed this WATER RIGHTS DEED on the day and year first above written.

GRANTOR:

LIPPINCOTT FAMILY LIMITED PARTNERSHIP

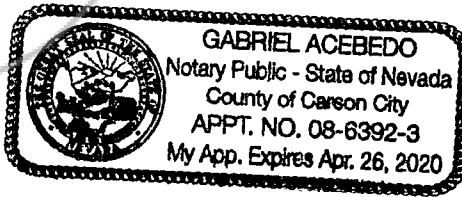
By: *Dave Lippincott*
Dave Lippincott, Partner

STATE OF NEVADA)
) ss.
COUNTY OF Carson city)

This instrument was acknowledged before me on August 14, 2017,
2017, by Dave Lippincott as Partner of the Lippincott Family Limited Partnership.

Gabriel Acebedo

Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) _____
 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 bed

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

3. Total Value/Sales Price of Property: \$ 350,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 350.00
 Real Property Transfer Tax Due: \$ 1365.

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 [Signature] Capacity OWNER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Lippincott Family LTD Partnership
 Address: 2900 Hwy 395 North
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: JEFF GORTON
 Address: 134 Fredericksburg Rd
 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)