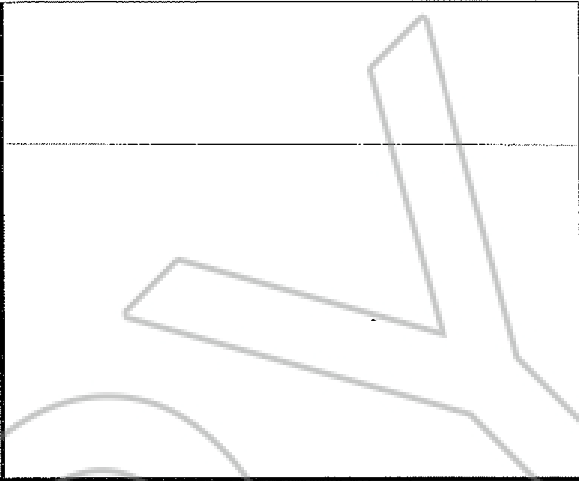


APN: 1220-08-001-003

RECORDING REQUESTED BY:
Capital Appreciation Consulting, LLC
P.O BOX 6508
Gardnerville, NV 89460

AFTER RECORDATION, RETURN BY MAIL TO:

THIS DOCUMENT IS BEING RECORDED
AS AN ACCOMMODATION ONLY. NO
LIABILITY IS ASSUMED HEREBY.



SPACE ABOVE THIS LINE FOR RECORDER'S USE

WATER RIGHTS DEED

THIS INDENTURE, made and entered into this 8th day of Nov, 2021, by and between STEPHEN P. CROUCH and PATRICIA S. CROUCH, Trustees of THE CROUCH FAMILY 2001 TRUST, Dated November 10, 2001, hereinafter referred to as "Grantor", and CAPITAL APPRECIATION CONSULTING, LLC, a Nevada limited liability company, hereinafter referred to as "Grantee".

WITNESSETH:

That said Grantor, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, and for other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents grant, bargain and sell to the Grantee, and to their successors, heirs and assigns forever, a portion of Right No. 304-000-00-0, Carson River Decree, constituting 87.39 acre feet, as established and verified by the Office of the Water Master, Carson River and Tributaries. Said water rights being located in Douglas County, Nevada, and more particularly described as follows:

Right No. 304-000-00-0, Carson River Decree, constituting 87.39 acre feet, as established and verified by the Office of the Water Master, Carson River and Tributaries as follows:

Twenty (20) acres of irrigated ground which will provide a maximum of 87.39 AF of water rights.

TOGETHER WITH, all and 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 and the appurtenances, unto the said Grantee, and to their successors and assigns.

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

Stephen P. Crouch

Stephen P. Crouch, Trustee

Patricia S. Crouch

Patricia S. Crouch, Trustee

STATE OF NEVADA

)

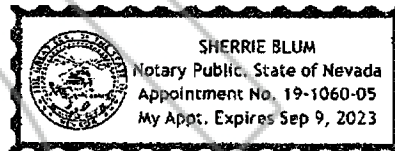
) ss.

COUNTY OF DOUGLAS

)

This instrument was acknowledged before me on the 8th day of November, 2021, by Stephen P. Crouch and Patricia S. Crouch.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-08-001-003
 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. a. Total Value/Sales Price of Property: \$ 0.0
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 0.0
 d. Real Property Transfer Tax Due: \$ _____

4. **If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section #3 _____ /and transfer tax _____
 b. Explain Reason for Exemption: Consideration for water rights included in real property deed being recorded and transfer tax being paid concurrently herewith by the undersigned parties

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 Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Stephen P. Crouch and Patricia S. Crouch, Trustees of The Crouch Family 2001 Trust
 Address: 26316 Josel Dr
 City: Santa Clarita
 State: CA Zip: 91387

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Capital Appreciation Consulting, LLC, a Nevada Limited Liability Company
 Address: PO BOX 6508
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02107335-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED