

Exhibit A

WATER RIGHTS DEED

THIS INDENTURE is made this 29th day of December, 19 94, by and between Marc E. Simoncini and Julia R. Simoncini, of Washoe County, Nevada, hereinafter (collectively)

called Grantor, and THE TOWN OF FERNLEY, an unincorporated town and political subdivision of the State of Nevada, organized pursuant to NRS Chapter 269, hereinafter called Grantee.

THIS INDENTURE WITNESSETH that said Grantor, for valuable consideration, receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto Grantee, and to its successors and assigns forever, all of the water rights of the Grantor in and to all water and water rights appurtenant to the land situate in the County of Lyon, State of Nevada, described in Exhibit "A" attached hereto and made a part hereof, to have and to hold the said water rights and their reversion(s), remainder(s), rents, issues and profits thereof unto the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has excuted this instrument the day and year first above written.

Marc E. Simoncini signature line
GRANTOR Marc E. Simoncini

Julia R. Simoncini signature line
GRANTOR Julia R. Simoncini

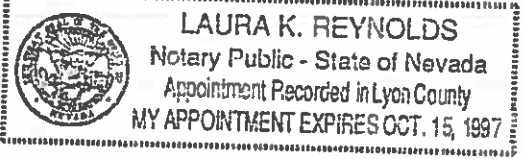
GRANTOR

GRANTOR

STATE OF Nevada)
COUNTY OF Washoe) ss.

On this 29th day of December, 19 94, personally appeared before me Marc E. Simoncini and Julia R. Simoncini, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that t he y executed the same.

Laura K. Reynolds signature line
NOTARY PUBLIC



RE-RECORD
179413

178441

EXHIBIT A

Marc E. Simoncini and Julia R. Simoncini

The water rights deeded are from within the Truckee Carson Irrigation District as defined in the 1944 ORR DITCH DECREE.

- 1. Amount Agricultural Water Righted Acres Deeded = 2.24
- 2. Amount Acre/Feet/Water Rights Deeded = 10.08
- 3. Number Connection Fees Applicable To Deeded Rights = 9
- 4. Truckee Carson Irrigation District Serial Number = 1046-3-1
- 5. Lyon County Parcel(s) Number = 021-171-19¹⁸

All valid water rights dedicated to the Town of Fernley from the subject property will be credited to future water service application(s), on the subject property, for purposes of Fernley Town Ordinance #4 regarding the dedication of water rights, for a period not to exceed 25 years from the date of conveyance.

Legal Description

All that certain real property being a portion of S 1/2 of the NE 1/4 of Section 24, Township 20 North, Range 24 East, M.D.B. &M., Lyon County, Nevada, described as follows:

PARCEL 1:

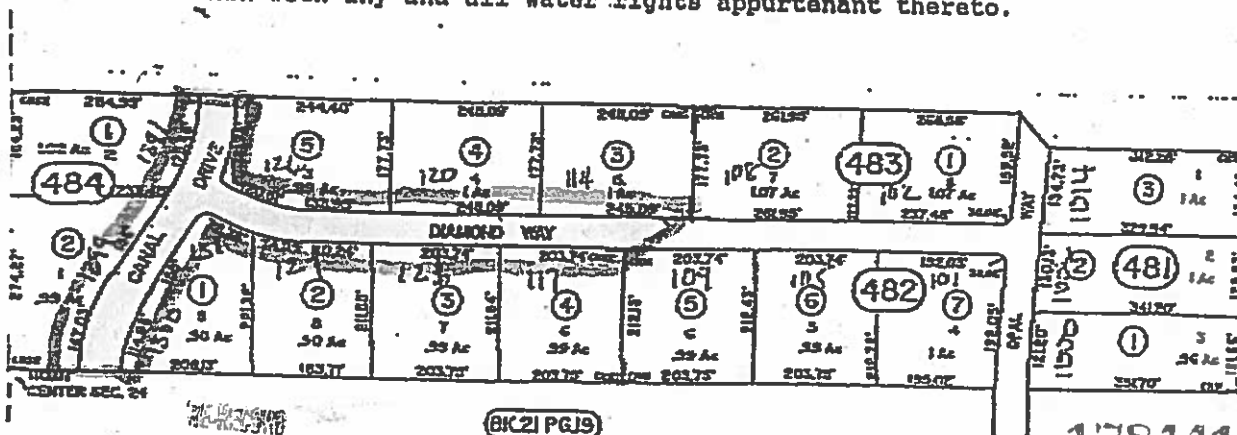
Parcel 4A as shown on the Parcel Map for THOMAS W. COOK, recorded in the Official Records of Lyon County, Nevada, on Dec. 3, 1992, as No. 157396.

TOGETHER with any and all water rights appurtenant thereto.

PARCEL 2:

Parcel 4B as shown on the Parcel Map for THOMAS W. COOK, recorded in the Official Records of Lyon County, Nevada, on Dec 3, 1992, as No. 157396.

TOGETHER with any and all water rights appurtenant thereto.



179413

MICROFILMED

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

Fernley Utilities

95 FEB 10 PM 2:40

NANCY M. CARR
COUNTY RECORDER

FEE ϕ DEP. N.C.

*P.O. BOX 9
Fernley NV
89408*

178441

MICROFILMED

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

Fernley Utilities

95 JAN -5 PM 12:01

NANCY M. CARR
COUNTY RECORDER

FEE ϕ DEP. N

Exhibit B

This document is being re-recorded to correct the APN #.

This document is being re-recorded to correct the APN #.

WATER RIGHTS DEED

THIS INDENTURE is made this 12th day of May, 1993, by and between Marc E. Simoncini and Julia R. Simoncini of Lyon County, Nevada, hereinafter (collectively)

called Grantor, and THE TOWN OF FERNLEY, an unincorporated town and political subdivision of the State of Nevada, organized pursuant to NRS Chapter 269, hereinafter called Grantee.

THIS INDENTURE WITNESSETH that said Grantor, for valuable consideration, receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto Grantee, and to its successors and assigns forever, all of the water rights of the Grantor in and to all water and water rights appurtenant to the land situate in the County of Lyon, State of Nevada, described in Exhibit "A" attached hereto and made a part hereof, to have and to hold the said water rights and their reversion(s), remainder(s), rents, issues and profits thereof unto the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

Marc E. Simoncini
GRANTOR Marc E. Simoncini

Julia R. Simoncini
GRANTOR Julia R. Simoncini

GRANTOR

GRANTOR

STATE OF Nevada)
COUNTY OF Lyon) ss.

On this 12th day of May, 1993, personally appeared before me Marc E. Simoncini and Julia R. Simoncini, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that r he y executed the same.

Diana Goodman
NOTARY PUBLIC



RE-RECORDED
178440

170640

RE-RECORDED
179414

EXHIBIT A

Marc E. Simoncini and Julia R. Simoncini

The water rights deeded are from within the Truckee Carson Irrigation District as defined in the 1944 ORR DITCH DECREE.

1. Amount Agricultural Water Righted Acres Deeded = 1.99
2. Amount Acre/Feet/Water Rights Deeded = 8.96
3. Number Connection Fees Applicable To Deeded Rights = 8
4. Truckee Carson Irrigation District Serial Number = 1000-1
5. Lyon County Parcel(s) Number = 021-171-18 *21-171-18*
21-171-19

All valid water rights dedicated to the Town of Fernley from the subject property will be credited to future water service application(s), on the subject property, for purposes of Fernley Town Ordinance #4 regarding the dedication of water rights, for a period not to exceed 25 years from the date of conveyance.

Legal Description

All that certain real property being a portion of 3 1/2 of the NE 1/4 of Section 24, Township 20 North, Range 24 East, N.D.B. 4N., Lyon County, Nevada, described as follows:

PARCEL 1:

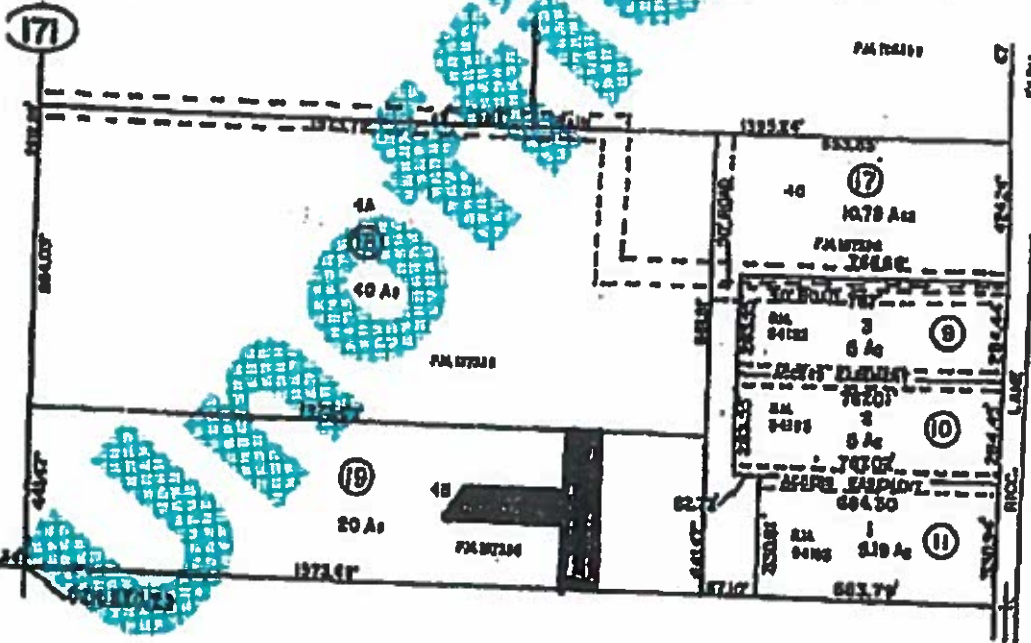
Parcel 1A as shown on the Parcel Map for THOMAS W. COOK, recorded in the Official Records of Lyon County, Nevada, on Dec 3, 1993, as No. 157396.

TOGETHER with any and all water rights appurtenant thereto.

PARCEL 2:

Parcel 1B as shown on the Parcel Map for THOMAS W. COOK, recorded in the Official Records of Lyon County, Nevada, on Dec 3, 1993, as No. 157396.

TOGETHER with any and all water rights appurtenant thereto.



MICROFILMED

170640

Fernley Utilities
94 APR 18 AM 11:05

COURT RECORDER

FEE 1.00 *ES*

RE-RECORD
179414

RE-RECORD
178410

RECORDED

MICROFILMED

RECORDED
178414

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
Fernley Utilities
95 FEB 10 PM 2:42

NANCY H. CARR
COUNTY RECORDER

FEE DEP. *N.C.*

P.O. Box 9
Fernley, NV 89405

RE-RECORD

178440

OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY

Fernley Utilities
95 JAN -5 AM 11:58

NANCY H. CARR
COUNTY RECORDER

FEE DEP. *N.C.*