

WATER RIGHTS DEED

THIS INDENTURE is made this 27th day of January, 1997, by and between Thomas L. Riggins, a managing member of C.H.R.H. Ltd., 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.

Thomas L. Riggins
GRANTOR Thomas L. Riggins GRANTOR

GRANTOR GRANTOR

STATE OF Nevada)
) : ss.
COUNTY OF Lyon)

On this 27th day of January, 1997, personally appeared before me Thomas L. Riggins, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

Laura K. Reynolds
NOTARY PUBLIC



EXHIBIT A

THOMAS L. RIGGINS, A MANAGING MEMBER OF C.H.R.H. LTD.

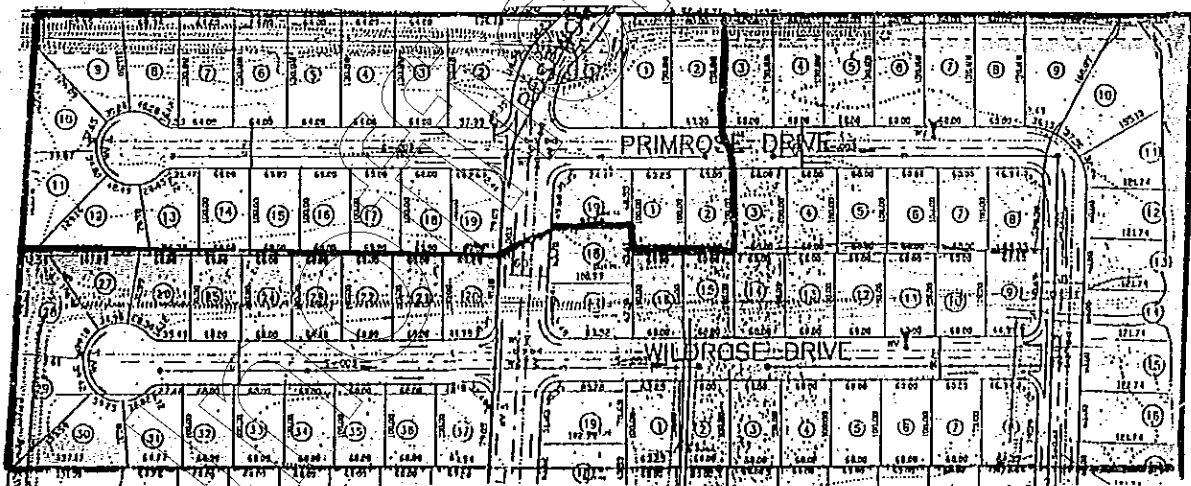
The water rights deeded are from within the Truckee Carson Irrigation District as defined in the 1944 ORR DITCH DECREE.

1. Amount Agricultural Water Righted Acres Deeded = 11.88
2. Amount Acre/Feet/Water Rights Deeded = 53.46
3. Number Connection Fees Applicable To Deeded Rights = 13
4. Truckee Carson Irrigation District Serial Number = 1023
5. Lyon County Parcel(s) Number = 21-111-26

NOTE: This represents all the property, including future streets in the legal description attached.

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. The Developer has water rights credit of 38.90 acre\feet to be applied to future phases.

Legal Description





Lumos and Associates, Inc.

CIVIL ENGINEERING
PLANNING
SURVEYING
MATERIALS TESTING

137 Keddie Street
Fallon, Nevada, 89406

(702) 423-2188
FAX (702) 423-5657

**LEGAL DESCRIPTION
FOR
C.H.R.H. LIMITED**

All that certain real property located in a portion of the SE1/4 of Section 13, Township 20 North, Range 24 East, Mount Diablo Meridian. Being a portion of Parcel "A" as shown on that certain map entitled "AMENDED FINAL MAP OF ENNOR RANCH ESTATES PHASE 1", File #197021, Lyon County Records. Being more particularly described as follows:

Beginning at the Northeast corner of parcel "A", as shown on the aforementioned map, said point being a "G.L.O. Brass Cap", as shown on said map; Thence from said POINT OF BEGINNING and along the Easterly line of said parcel "A" South 02° 11' 49" West a distance of 551.18 feet; Thence leaving said Easterly line North 89° 39' 47" West a distance of 1393.67 feet to a point of intersection with the Westerly line of said parcel "A"; Thence along said Westerly line, North 3° 23' 37" East a distance of 250.36 feet to the Southwesterly corner of Lot 13, as shown on said map; Thence leaving said Westerly line and continuing along the Southerly line of lots, 13 through 21, South 89° 39' 47" a distance of 569.64 feet to the Southeast corner of Lot 21, as shown on said map, said point also being on the Westerly Right-of-Way of Rosewood Drive, as shown on said map; Thence leaving said Southerly line, North 63° 21' 08" East a distance of 69.31 feet to the Southwesterly corner of Lot 22, said point also being on the Easterly Right-of-Way of Rosewood Drive, as shown on said map; Thence along the Southerly line of said Lot 22, South 89° 39' 47" East a distance of 97.59 feet to the Southeasterly corner of said Lot 22; Thence leaving said Southerly line, and along the Westerly line of Lot 23, South 0° 20' 13" West a distance of 31.45 feet to the Southwesterly corner of Lot 23; Thence leaving said westerly line and along the Southerly line of Lots 23 and 24, South 89° 39' 47" East a distance of 123.25 feet to the Southeasterly corner of said Lot 24; Thence leaving said Southerly line, and along the Easterly line of said Lot 24, North 0° 20' 13" West a distance of 100.00 feet to the Northeasterly corner of said Lot 24, said point also being on the Southerly Right-of-Way of Primrose Drive, as shown on said map; Thence Leaving said Easterly line, North 17° 36' 46" West, a distance of 52.56 feet to the Scutheasterly corner of Lot 1, as shown on said map; Thence along the Easterly line of said Lot 1, North 0° 20' 13" East a distance of 150.88 feet to a point of intersection with the Northerly line of the aforementioned parcel "A"; Thence along said Northerly line, South 89° 39' 47" East a distance of 562.16 feet to the POINT OF BEGINNING.

CONTAINING 11.88 ACRES, MORE OR LESS

201885

OFFICIAL RECORD
LYON COUNTY
RECORD DEPARTMENT

Fernley Utilities

97 JAN 28 PM 12:13

NANCY L. BARR
COUNTY RECORDER

FEE \$ DER KUL

P.O. Box 9
Fernley, NV
89408

