

RPT #2

WATER RIGHTS DEED

THIS INDENTURE is made this 18th day of June, 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 18th day of June, 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



206759

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. APN From Which Water Is Being Dedicated	= 21-111-27
Water Righted Acres	= 24.59
T.C.I.D. Serial Number	= 1023
Acre-Feet of Water Rights Deeded	= 110.655
2. F.T.O. #4 Connections	= 24
3. F.T.O. #13 Wells	= 0
APN Of New Well Site(s) Dedication Applies	= N\A
4. Acre-Feet of Excess Water Rights Deeded	= 97.79

All valid water rights, including excess water rights, dedicated to the Town of Fernley from the subject property will be credited for purposes of Fernley Town Ordinance #4 and/or FTO #13 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 97.79 acre feet to be applied to future phases.

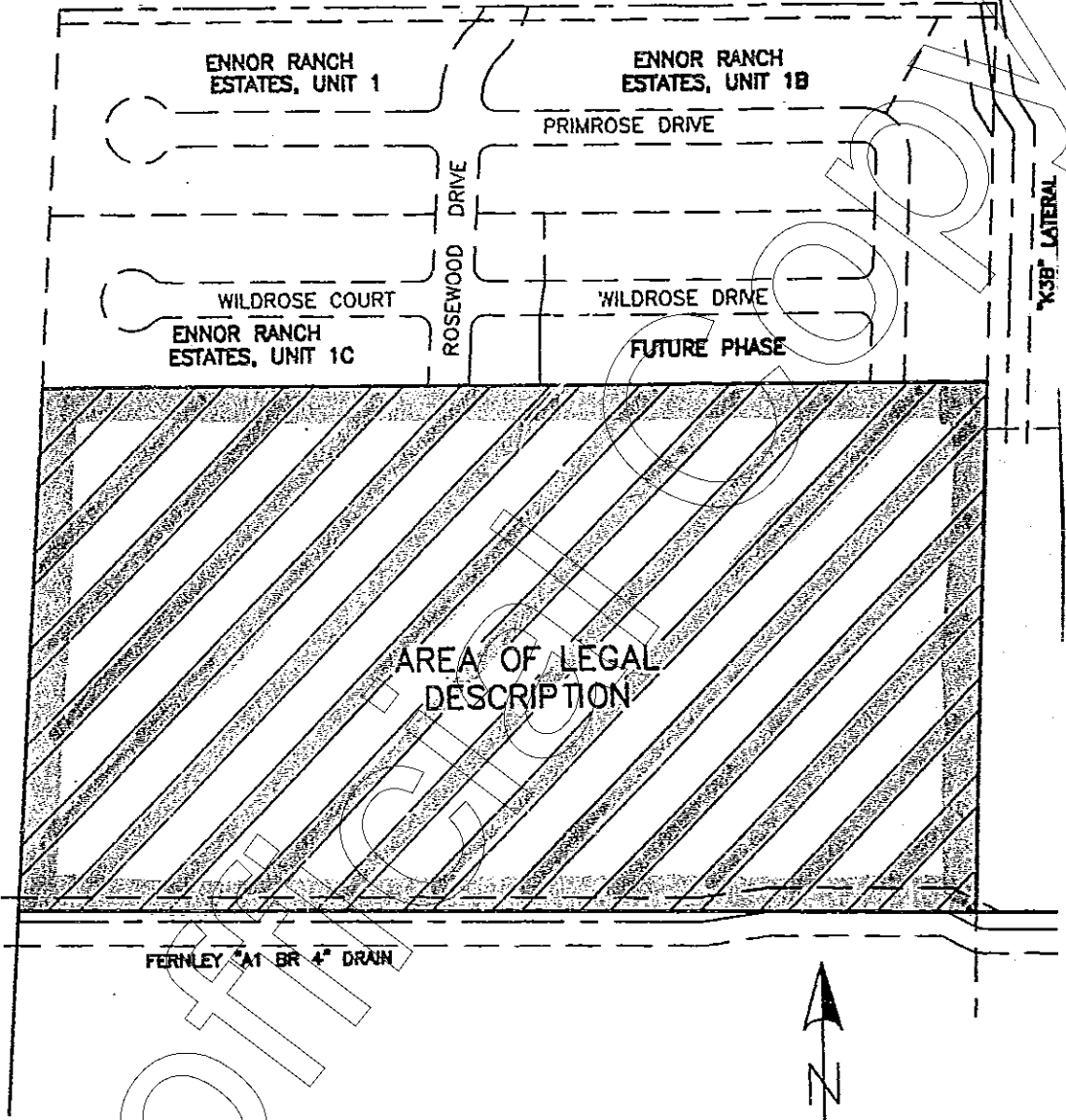
Legal Description

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 "B" as shown on that certain map entitled "FINAL MAP OF ENNOR RANCH ESTATES PHASE 1-B" File #202209, Lyon County Records. Being more particularly described as follows:

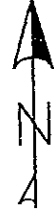
Commencing at the Northeast corner of parcel "B", as shown on the aforementioned map; Thence along the Easterly line of said parcel "B", South 02°11'49" West a distance of 531.16 feet to the POINT OF BEGINNING; Thence continuing along said Easterly line, South 02°11'49" West a distance of 770.27 feet to an angle point in said Easterly line; Thence leaving said Easterly line, North 89°12'37" West a distance of 1409.23 feet to an angle point in the Westerly line of said parcel "B"; Thence along said Westerly line, North 03°23'37" East a distance of 759.81 feet; Thence leaving said Westerly line, South 89°39'47" East a distance of 1393.67 feet to the POINT OF BEGINNING

CONTAINING 24.59 ACRES, MORE OR LESS

206759



FERNLEY "A1 BR 4" DRAIN



208759

OFFICIAL RECORDS  
 LYON COUNTY, NEB.  
 RECORD REQUESTED BY

FERNLEY UTILITIES

97 JUN 23 PM 2:41

LYON COUNTY RECORDER

FEE \$            REC 98