

WHEN RECORDED MAIL TAX STATEMENTS & DOCUMENTS TO:  
GRANTEE  
P.O. BOX 281407  
LAMOILLE, NV 89828  
APN: 007-08F-005

474833

**GRANT DEED TO COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP**

FOR CONSIDERATION RECEIVED, , **RICHARD HOLCOMB**, a married man who acquired title as an unmarried man as his sold and separate property, and **KAREN HOLCOMB**, his wife, Grantors, grant, bargain and sell to **ARLYNN A. CUTHBERTSON** and **CAROL M. CUTHBERTSON**, his wife, Grantees, as community property with right of survivorship, and their assigns, and the heirs and assigns of the survivor, forever, the property located in the County of Elko, State of Nevada, described as follows:

Lot 5 of V-7 Ranchos according to the map of the division of lands for Leo Damele and Sons Ranches, Inc., filed in the Office of the County Recorder of Elko County, Nevada as File No. 161269.

Excepting therefrom an undivided fifty percent (50%) of all oil, gas and other hydrocarbons of every kind and nature whatsoever lying in or under said land, reserved by Leo Damele and Sons Ranches, Inc., in Deed recorded July 24, 1987, in Book 569, page 416, File No. 231888, Official Records, Elko county, Nevada.

Together with all buildings and improvements thereon.

Together with all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof.

Together with only the following listed portion of those water rights decreed to said lands pursuant to the Decree entered in case number 2804 of the Sixth Judicial District Court of the State of Nevada, in and for the county of Humboldt entitled "In the Matter of the Determination of the Relative Rights of Claimants and Appropriators of the Waters of the Humboldt River Stream System and Tributaries", Proof Number 00421, claimant HENRY VOIGHT, page 56 of the Edwards Decree as set out in the Blue Book Edition's compilation of "The Humboldt River Adjudication - 1923-1938":

<u>V-7 Ranchos Lot</u>	<u>Priority</u>	<u>Harvest Acres</u>
5	1884	29.72
5	1881	11.51

As shown on the "Water Right Distribution Map of Division Into Large Parcels of V-7 Ranchos for LEO DAMELE AND SONS

VAUGHAN & HULL, LTD.  
ATTORNEYS AND COUNSELORS  
LAW OFFICE CENTER  
530 IDAHO STREET  
P. O. BOX 1430  
ELKO, NV 89803

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RANCHES, INC.," dated October 18, 1981, (a copy of which has been delivered to the Elko, Nevada office of the Nevada Division of Water Resources). The source shall be Beaver or Thorpe Creek through the diversion into Franke Ditch, and the springs in the lots of V-7 Ranchos (to the extent a spring supplies any water to a lot). The ditches shall be the Franke Ditch and the ditches from said springs in said lots of V-7 Ranchos to the extent such ditches serve a lot. Franke Ditch for the purpose of this conveyance shall include Franke Ditch from the point of diversion in Thorpe or Beaver Creek in the SW $\frac{1}{4}$  SW $\frac{1}{4}$ , Section 10, T. 33 N., R. 58 E., M.D.B.&M., to the division or fork of said Ditch in the vicinity of the boundary line between the SE $\frac{1}{4}$  NE $\frac{1}{4}$ , Section 9, and the SW $\frac{1}{4}$  NW $\frac{1}{4}$ , Section 10, T. 33 N., R. 58 E., M.D.B.&M., both the West Fork and the East Fork of Franke Ditch and the Middle fork of Franke Ditch which begins in the NE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 9, T. 33 N., R. 58 E., M.D.B.&M. Such water shall be used subject to and in accordance with such Decree and Proof, and the regulations and administration of the State Engineer of the State of Nevada, the laws of the State of Nevada, and this Deed.

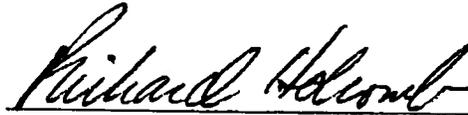
SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions and restrictions affecting the property of record.

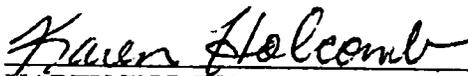
**KAREN HOLCOMB** is executing this Deed to acknowledge that the property and all proceeds thereof are the sole and separate property of **RICHARD HOLCOMB**, her husband, who acquired said property prior to their marriage and to waive and relinquish any and all right, title, estate and interest, community or otherwise, that she may in and to the property or the proceeds thereof as of the date of this Deed.

TO HAVE AND TO HOLD the property with the appurtenances to the Grantees as community property with right of survivorship and their assigns, and the heirs and assigns of the survivor accordingly, forever.

SIGNED this 29 day of Sept, 2001.

GRANTORS:

  
RICHARD HOLCOMB

  
KAREN HOLCOMB

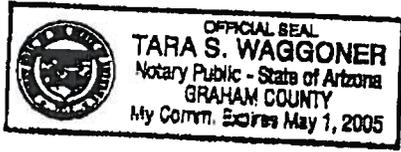
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ELKO, NV 89803

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STATE OF Arizona )  
COUNTY OF Graham ) SS.

This instrument was acknowledged before me on September 29, 2001, by RICHARD HOLCOMB and KAREN HOLCOMB, husband and wife.



*Tara S. Waggoner*  
NOTARY PUBLIC



GRANTEES' ADDRESS:

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INDEXED

FEE 16.00 FILE# 474833  
REQUEST OF  
Stewart Title Co.

01 OCT -3 PM 2: 58

BK 1 PG 31946  
JERRY D. REYNOLDS  
ELKO CO. RECORDER

VAUGHAN & HULL, LTD.  
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