

DOC# 490376
10/20/2014 10:36AM

Official Record

Requested By
WESTERN TITLE COMPANY

Pershing County - NV

Rene Childs - Recorder

Fee: 26.00 Page: 1 of 10

RPTT: 0.00 Recorded By DV

Book- 508 Page- 610



490376

RPTT-10
APN: 002-121-01,03,04,09; 002-131-25; 002-141-12
006-090-17; 008-010-03,19,43;
008-020-04,05,06,08,09,26,28,29,37
008-020-40,48,49,50,51,60,62,64
008-030-04; 008-070-06,15,17,21,23,34,37
008-110-06; 008-150-31,33,40,41,43,44,45,47,49
008-150-52,55,63; 008-160-02; 008-170-01,02,05
008-220-03,04,05; 008-230-01; 002-320-04
008-150-34, 39

65-46 PPH
**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Holland & Hart LLP
222 South Main Street, Suite 2200
Salt Lake City, UT 84101
Attn: Carl Barton, Esq.

MAIL TAX STATEMENTS TO:

The Rose of Snowville, LLC
219 S. 3rd Street
Sterling, CO 80751

The undersigned hereby affirms that this document,
including any exhibits, submitted for recording does
not contain the social security number of any person
or persons (per NRS 239B.030)

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Tim DeLong and Margarita J. DeLong, as Co-Trustees under The Tim DeLong Family Trust Agreement dated March 9, 1984 ("Grantor"), do hereby grant, bargain and sell to THE ROSE OF SNOWVILLE, LLC, a Colorado limited liability company, whose address is 219 S. 3rd Street, Sterling, CO 80751 ("Grantee"), those certain waters and water rights described in Exhibit "A" attached hereto and incorporated herein by this reference and appurtenant to portions of the real property described in Exhibit "B" attached hereto and incorporated herein, together with any and all other water rights appurtenant to or used in connection with the real property described in Exhibit "B".

TO HAVE AND TO HOLD the said water rights unto the Grantee, and to its successors and assigns, forever.

RPTT-0
APN: 002-121-01,03,04,09; 002-131-25; 002-141-12
006-090-17; 008-010-03,19,43;
008-020-04,05,06,08,09,26,28,29,37
008-020-40,48,49,50,51,60,62,64
008-030-04; 008-070-06,15,17,21,23,34,37
008-110-06; 008-150-31,33,40,41,43,44,45,47,49
008-150-52,55,63; 008-160-02; 008-170-01,02,05
008-220-03,04,05; 008-230-01; 002-320-04
008-150-34, 39

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County *Washington*
Date *10-20-14* Time *10:36*
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TO HAVE AND TO HOLD the said water rights unto the Grantee, and to its successors and assigns, forever.

Dated this 17 day of October, 2014.

Tim DeLong Trustee
Tim DeLong, Co-Trustee under The Tim DeLong Family Trust Agreement dated March 9, 1984

Margarita J. DeLong Trustee
Margarita J. DeLong, Co-Trustee under The Tim DeLong Family Trust Agreement dated March 9, 1984

STATE OF NEVADA)
COUNTY OF Washoe)ss.

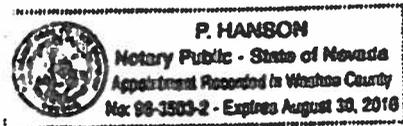
This instrument was acknowledged before me on Oct 17 ²⁰¹⁴ ~~2013~~ by Tim DeLong, Co-Trustee under The Tim DeLong Family Trust Agreement dated March 9, 1984.



[Signature]
Notary Public
My Commission Expires: 8-30-16

STATE OF NEVADA)
COUNTY OF Washoe)ss.

This instrument was acknowledged before me on Oct. 17 ²⁰¹⁴ ~~2013~~ by Margarita J. DeLong, Co-Trustee under The Tim DeLong Family Trust Agreement dated March 9, 1984.



[Signature]
Notary Public
My Commission Expires: 8-30-16

EXHIBIT "A"

All right, title and interest of the Tim DeLong Family Trust Agreement and/or the Tim DeLong Family Trust in the below listed water rights

Permit/Proof #	Cert. #	County	Permit/Proof #	Cert. #	County
59196	14801	PERSHING	V10412		PERSHING
59196	14802	PERSHING	V10413		PERSHING
59199		PERSHING	V10414		PERSHING
85628	17873	PERSHING	V10417		PERSHING
85822	16203	PERSHING	V10418		PERSHING
88032	16555	PERSHING	V10419		PERSHING
88033	16556	PERSHING	V10420		PERSHING
70068	17311	PERSHING	V10421		PERSHING
70069		PERSHING	V10422		PERSHING
70070		PERSHING	V10423		PERSHING
70071	17396	PERSHING	V10424		PERSHING
82175		PERSHING	V10425		PERSHING
82176		PERSHING	V10426		PERSHING
82177		PERSHING	V10427		PERSHING
82429		PERSHING	V10428		PERSHING
82895		PERSHING	V10429		PERSHING
83448		PERSHING	V10430		PERSHING
83449T		PERSHING	V10431		PERSHING
V07662		PERSHING	V10432		PERSHING
V07663		PERSHING	V10433		PERSHING
V07664		PERSHING	V10434		PERSHING
V07665		PERSHING	V10435		PERSHING
V10248		PERSHING	V10436		PERSHING
V10272		PERSHING	V10619		PERSHING
V10273		PERSHING	V10620		PERSHING
V10274		PERSHING	V10621		PERSHING
V10287		PERSHING	V10622		PERSHING
V10288		PERSHING	V10623		PERSHING
V10289		PERSHING	V10624		PERSHING
V10290		PERSHING	V10625		PERSHING
V10291		PERSHING	V10626		PERSHING
V10393		PERSHING	V10627		PERSHING
V10394		PERSHING	V10628		PERSHING
V10395		PERSHING	V10629		PERSHING
V10396		PERSHING	V10630		PERSHING
V10397		PERSHING	V10631		PERSHING
V10398		PERSHING	V10632		PERSHING
V10399		PERSHING	V10633		PERSHING
V10400		PERSHING	V10634		PERSHING
V10401		PERSHING	V10635		PERSHING
V10402		PERSHING	V10636		PERSHING
V10403		PERSHING	V10637		PERSHING

V10404	PERSHING	V10638	PERSHING
V10405	PERSHING	V10639	PERSHING
V10406	PERSHING	V10640	PERSHING
V10407	PERSHING	V10641	PERSHING
V10408	PERSHING	V10642	PERSHING
V10409	PERSHING	V10643	PERSHING
V10410	PERSHING	V10644	PERSHING
V10411	PERSHING		

And further including the following Decreed rights from the Humboldt River as allocated in the Bartlett or Edwards Decrees

Claim #	Acres	Duty (Ac.Ft.)
00106	309.95	232.46
00110	1945.27	3186
00111	233.9	167.93
00112	14.94	11.21

EXHIBIT "B"

**All that certain real property situate in the County of Pershing, State of Nevada,
described as follows:**

PARCEL I

TOWNSHIP 33 NORTH, RANGE 34 EAST, M.D.B. & M.

Section 19: All

Section 21: All

Section 23: All

PARCEL II

TOWNSHIP 33 NORTH, RANGE 30 EAST, M.D.B. & M.

Section 3: SE 1/4 NE 1/4;

N 1/2 SE 1/4;

SE 1/4 SE 1/4

Section 9: W 1/2 NW 1/4;

SE 1/4 NW 1/4

Section 11: W 1/2 W 1/2

Section 15: SW 1/4 NE 1/4;

W 1/2 NW 1/4;

SE 1/4 NW 1/4;

N 1/2 SE 1/4;

NE 1/4 SW 1/4

TOWNSHIP 32 NORTH, RANGE 33 EAST, M.D.B. & M.

Section 2: All

Section 3: Lots 1 and 2 of the NE 1/4;

Lots 3 and 4 of the NW 1/4;

S 1/2 NE 1/4;

S 1/2 NW 1/4;

N 1/2 SW 1/4;

N 1/2 SW 1/4 SW 1/4;

N 1/2 SE 1/4 SW 1/4;

SE 1/4 SE 1/4 SW 1/4;

SE 1/4

Section 5: Lots 1 and 2 of the NE 1/4;

Lots 3 and 4 of the NW 1/4;

W 1/2 SW 1/4 NE 1/4;

S 1/2 NW 1/4;

N 1/2 SW 1/4;

NW 1/4 SW 1/4 SW 1/4;

W 1/2 NW 1/4 SE 1/4;
Less and except that portion lying within Pitt-Taylor Reservoir
Section 11: E 1/2 SE 1/4
Section 12: SW 1/4

TOWNSHIP 33 NORTH, RANGE 33 EAST, M.D.B. & M.

Section 33: SW 1/4 SW 1/4 NW 1/4 NE 1/4;
SE 1/4 SE 1/4 SW 1/4 NE 1/4;
W 1/2 E 1/2 SW 1/4 NE 1/4;
W 1/2 SW 1/4 NE 1/4;
SW 1/4 NW 1/4 NW 1/4;
S 1/2 NW 1/4;
SW 1/4;
SW 1/4 NW 1/4 NE 1/4 SE 1/4;
W 1/2 SW 1/4 NE 1/4 SE 1/4;
W 1/2 SE 1/4;
S 1/2 NE 1/4 SE 1/4 SE 1/4;
NW 1/4 SE 1/4 SE 1/4;
S 1/2 SE 1/4 SE 1/4

Section 35: N 1/2 NW 1/4 NW 1/4;
N 1/2 S 1/2 NW 1/4 NW 1/4;
SE 1/4 SE 1/4 NE 1/4 NE 1/4;
N 1/2 SE 1/4 NE 1/4 NE 1/4;
NE 1/4 NE 1/4 NE 1/4 NE 1/4;
S 1/2 NE 1/4 NE 1/4 NE 1/4;
S 1/2 N 1/2 S 1/2 SE 1/4;
S 1/2 S 1/2 SE 1/4

Section 36: N 1/2 SW 1/4;
S 1/2 NW 1/4;
NW 1/4 SE 1/4;
SW 1/4 NE 1/4;
SW 1/4 SW 1/4;
SE 1/4 NE 1/4;
SE 1/4 SW 1/4;
S 1/2 SE 1/4

TOWNSHIP 34 NORTH, RANGE 33 EAST, M.D.B. & M.

Section 4: SE 1/4 NW 1/4;
NE 1/4 SW 1/4;
NW 1/4 SE 1/4

Section 10: N 1/2 NE 1/4

Section 23: SE 1/4 NE 1/4; NE 1/4 SE 1/4

TOWNSHIP 32 NORTH, RANGE 34 EAST, M.D.B. & M.

- Section 3:** That part of N 1/2; NW 1/4 SW 1/4; lying North of a line parallel with and 200 feet distant Northerly from center line of the Southern Pacific Railroad as now constructed
- Section 4:** E 1/2 NE 1/4;
NW 1/4
- Section 6:** All that portion lying Northwesterly of the Pitt-Taylor Diversion Canal
- Section 8:** That portion of the NE 1/4 lying North and West of the Railroad right-of-way

TOWNSHIP 33 NORTH, RANGE 34 EAST, M.D.B.& M.

- Section 14:** E 1/2 NW 1/4
- Section 25:** All
- Section 26:** SE 1/4 NE 1/4;
S 1/2 SW 1/4; SE 1/4
- Section 27:** All
- Section 28:** S 1/2;
S 1/2 NW 1/4
- Section 29:** All
- Section 30:** N 1/2 S 1/2;
S 1/2 N 1/2;
S 1/2 SE 1/4;
SE 1/4 SW 1/4
- Section 31:** N 1/2 NE 1/4;
NW 1/4;
SE 1/4 SW 1/4
- Section 32:** All
- Section 33:** All
- Section 34:** All
- Section 35:** All that portion lying North and West of Pitt-Taylor Diversion Canal. All that portion of the E 1/2, E 1/2, E 1/2, NE 1/4 lying South of the Pit-Taylor Reservoir Canal
- Section 36:** All that portion of the W 1/2 W 1/2 lying North and West of the Pitt-Taylor Reservoir Diversion Canal

TOWNSHIP 33 NORTH, RANGE 35 EAST, M.D.B. & M.

- Section 16:** W 1/2 NE 1/4;
E 1/2 W 1/2;
SW 1/4 SW 1/4
- Section 20:** SW 1/4 SW 1/4;
SE 1/4 NW 1/4;
N 1/2 SE 1/4;
E 1/2 SW 1/4;

- SW 1/4 NE 1/4;
NW 1/4 SW 1/4 (Lot 3)
- Section 29:** All, except a triangular parcel in the Southeast corner, containing .024 of an acre and lying within the Central Pacific Company's 400 foot railroad right-of-way.
- Section 32:** Lot 1 of the NW 1/4;
NE 1/4 NW 1/4;
SW 1/4 NE 1/4;
SE 1/4 NW 1/4;
All that portion of the N 1/2 SE 1/4 and SE 1/4 SE 1/4 lying West of the railroad right-of-way.

TOWNSHIP 34 NORTH, RANGE 35 EAST, M.D.B. & M.

- Section 2:** N 1/2 NE 1/4;
NW 1/4;
NE 1/4 SW 1/4
- Section 10:** NE 1/4
- Section 22:** W 1/2 E 1/2;
E 1/2 W 1/2;
SE 1/4 NE 1/4;
NE 1/4 SE 1/4
- Section 27:** SE 1/4 SW 1/4 NW 1/4
- Section 28:** SE 1/4 SE 1/4
- Section 34:** SW 1/4 NW 1/4;
W 1/2 SW 1/4

EXCEPTING ANY PORTION of the above described property lying within the bed of the Humboldt River or Rye Patch Reservoir below the line of natural ordinary high water and also excepting any artificial accretions to said land waterward of said land of natural ordinary high water or, if lake level has been artificially lowered, excepting any portion below such elevation as may be established as the boundary by boundary line agreement with the state or by quiet title action in which the state is a party.

PARCEL III

TOWNSHIP 33 NORTH, RANGE 35 EAST, M.D.B. & M.

- Section 3:** All that portion lying west of the Southern Pacific Railroad right-of-way
- Section 9:** ALL
- Section 10:** NE 1/4; E1/2 NW 1/4; S 1/2; all those portions lying west of the Southern Pacific Railroad right-of-way
- Section 15:** All that portion lying west of the Southern Pacific Railroad right-of-way
- Section 21:** All that portion lying west of the Southern Pacific Railroad right-of-way

PARCEL IV

TOWNSHIP 32 NORTH, RANGE 34 EAST, M.D.B. & M.

Section 4: W 1/2 NE 1/4

TOWNSHIP 34 NORTH, RANGE 35 EAST, M.D.B. & M.

Section 1: ALL

Section 3: ALL

Section 11: ALL

Section 12: E 1/2, all that portion lying northwest of the Southern Pacific Railroad right-of-way

Section 13: All that portion lying northwest of the Southern Pacific Railroad right-of-way

Section 14: E 1/2, all that portion lying northwest of the Southern Pacific Railroad right-of-way

Section 15: ALL

Section 23: All that portion lying west of the Southern Pacific Railroad right-of-way

Section 26: All that portion lying west of the Southern Pacific Railroad right-of-way

Section 27: W 1/2 NE 1/4; E 1/2 NE 1/4; E 1/2 NW 1/4; NW 1/4 NW 1/4; N1/2 SW 1/4 NW 1/4; SW 1/4 SW 1/4 NW 1/4; SE 1/4; SW 1/4; EXCEPTING THEREFROM all that portion of the SE 1/4 SE 1/4 lying within the boundaries of the Southern Pacific Railroad right-of-way

Section 33: E 1/2; E 1/2 SW 1/4; W1/2 SW 1/4; N 1/2 NW 1/4

Section 34: NE 1/4; E 1/2 NW 1/4; NE 1/4 SW 1/4; N 1/2 SE 1/4; SE 1/4 SE 1/4; all those portions lying west of the Southern Pacific Railroad right-of-way.

PARCEL V

TOWNSHIP 32 NORTH, RANGE 31 EAST, M.D.B. & M.

Section 9: ALL

PARCEL VI

TOWNSHIP 33 NORTH, RANGE 31 EAST, M.D.B. & M.

Section 23: ALL

PARCEL VII

TOWNSHIP 33 NORTH, RANGE 33 EAST, M.D.B. & M.

**Section 27: E1/2; N1/2NW1/4; SW1/4NW1/4; Lots 1,3 and 4; E1/2SE1/4SW1/4;
E1/2W1/2SE1/4SW1/4;
NW1/4NW1/4SE1/4SW1/4; N1/2N1/2NW1/4SW1/4;
SE1/4NW1/4NW1/4SW1/4; SW1/4NE1/4NW1/4SW1/4;
and those portions of the SE1/4NE1/4NW1/4SW1/4;
NW1/4SE1/4NW1/4SW1/4; E1/2SE1/4NW1/4SW1/4
EXCEPTING THEREFROM all that portion described in that certain
patented mining claim described in the deed to HARVEY S. MUDD,
recorded on June 17, 1943, in Book10, page 95 as Document No. 25316, Deed
Records of Pershing County, Nevada.**

PARCEL VIII

TOWNSHIP 33 NORTH, RANGE 34 EAST, M.D.B. & M.

Section 24: SW1/4 of the SW1/4

TOWNSHIP 32 NORTH, RANGE 30 EAST, M.D.B. & M.

**Section 17: Lot 4 of the Map of DIVISION INTO LARGE PARCELS prepared for
LANDBANK, LLC., according to the map thereof, filed in the office of the
County Recorder of Pershing County, State of Nevada, on June 14, 2007,
under File No. 355628 and Map No. P-427.**

7259859_1

APN: None - Water Rights Only

RPTT- 19.50

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