

# EXHIBIT 100

Official Record

Requested By NATIONAL FISH & WILDLIFE FNDTN

Lyon County - NV

Mary C Milligan - Recorder

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Recorded By MCM RPTT



This document prepared by (and after recording return to): Name Mr Jeff Trandahl, Executive Director Firm/Company National Fish and Wildlife Foundation Address 1133 Fifteenth Street NW Address 2 Suite 1100 City, State, Zip Washington DC 20005 Phone 202-857-0166

Assessor's Parcel No. 14-181-012, 14-191-002, 14-201-001, 14-201-003, 14-201-004, 14-201-023 and 14-201-025

QUIT CLAIM DEED FOR GROUNDWATER RIGHTS

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10 00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Masini Investments, LLC, a Limited Liability Company organized under the laws of the state of Nevada, hereinafter referred to as "Grantor", does hereby quitclaim and assign unto the National Fish and Wildlife Foundation, a Congressionally-chartered non-profit organization, hereinafter "Grantee", any and all of Grantor's right, title and interest in and to permits and/or portions of permits issued by the Nevada State Engineer ("NSE"), lying within Lyon County, State of Nevada, as follows

A portion of NSE Permit Number 68003 issued by NSE to Masini Investments, LLC for supplemental ground water rights used with, associated with, or appurtenant to 4 8916 acres at a duty of 4 0 AF per acre for a total volume of 19 5662 AF

This quit claim deed is to clear title as to the interests conveyed by L&M Family Limited Partnership for the same supplemental ground water rights under GRANT, BARGAIN, SALE



DEED FOR WATER AND WATER RIGHTS Document No 459035, filed May 13, 2010 in Lyon County, Nevada

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantor

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any

TO HAVE AND TO HOLD TOGETHER same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging

IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 21 day of May, 2011

MASINI INVESTMENTS, LLC

MB/L

BY **Bryan Masini**  
TITLE Managing Member

STATE OF Nevada

COUNTY OF Lyon

This instrument was acknowledged before me on June 21, 2011  
(date) by Bryan Masini as Managing Member of Masini Investments, LLC

Amy Rand  
Notary Public

Printed Name Amy Rand



(Seal)

My Commission Expires

5-16-15



479276

07/18/2011  
003 of 3

**Grantor(s) Name, Address, phone:**

Masini Investments, LLC  
Bryan Masini  
11 North Main  
Yerington, Nevada 89447

**Grantee(s) Name, Address, phone:**

Mr Jeff Trandahl  
Executive Director  
National Fish and Wildlife Foundation  
1133 15<sup>th</sup> Street NW, Ste 1100  
Washington DC 20005

**SEND TAX STATEMENTS TO  
GRANTEE**

STATE OF NEVADA  
DECLARATION OF VALUE

Requested By  
NATIONAL FISH & WILDLIFE FNDTN

Lyon County - NV  
Mary C Milligan - Recorder

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- 1 Assessors Parcel Number(s)
  - a) 14-181-012, 14-191-002
  - b) 14-201-001, 14-201-003
  - c) 14-201-004, 14-201-023
  - d) 14-201-025

- 2 Type of Property
  - a)  Vacant Land
  - b)  Single Fam Res
  - c)  Condo/Twnhse
  - d)  2-4 Plex
  - e)  Apt Bldg
  - f)  Comm'l/Ind'l
  - g)  Agricultural
  - h)  Mobile Home
  - i)  Other Water Rights

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #	_____
BOOK _____	PAGE _____
DATE OF RECORDING	_____
NOTES	_____
<u>ATT COL</u>	_____

- 3. Total Value/Sales Price of Property: \$ \_\_\_\_\_
- Deed in Lieu of Foreclosure Only (value of property): ( \_\_\_\_\_)
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due: \$ \_\_\_\_\_

- 4 If Exemption Claimed:
  - a Transfer Tax Exemption per NRS 375.090, Section # 3
  - b Explain Reason for Exemption Clear title as to interests conveyed under Document No 459035 filed May 13, 2010.

- 5 Partial Interest: Percentage being transferred \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375 060 and NRS 375 110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Seller  
 Signature [Signature] Capacity Buyer

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name Masini Investments, LLC  
 Address 11 North Main  
 City Yerington  
 State NV Zip 89447

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name National Fish and Wildlife Foundation  
 Address 1133 15th Street NW, Ste 1100  
 City Washington  
 State DC Zip 20005

COMPANY/PERSON REQUESTING RECORDING  
(required if not the seller or buyer)

Print Name Robert Menz, NFWF Escrow # \_\_\_\_\_  
 Address 1133 15th Street NW, Suite 1100  
 City Washington State DC Zip 20005

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)