FEE # 040619858
OFFICIAL RECORDS
COCHISE COUNTY
DATE HOUR
06/22/04 12
REQUEST OF
PIONEER TITLE AGENCY
CHRISTINE RHODES-RECORDER
FEE : 12.00 PAGES : 7

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When Recorded Mail To:
U.S. Bureau of Land Management
Arizona State Office (931)
222 North Central Avenue
Phoenix, Arizona 85004-2203
514002-FMM

EXEMPT FROM AFFIDAVIT AND FEE PER ARS 11-1134 (A)(3)

32145
AZA ~~31245~~

GENERAL WARRANTY DEED

For the true and actual consideration of $187,000.00, receipt of which is hereby acknowledged, Alvin Joseph Anderson, a single man, and Sandy Susan Anderson, a single woman, formerly husband and wife, ("Grantors"), do hereby grant, bargain, sell and convey to the United States of America and its assigns, pursuant to the Federal Land Policy and Management Act of October 21, 1976 (P.L. 94-579, 90 Stat. 2743; 43 U.S.C. 1701 et seq., as amended), and pursuant to that certain land purchase contract designated "Offer to Sell Real Property," entered into on December 10, 2003, the following described real property, situated in the County of Cochise, State of Arizona, to wit:

See Exhibit A attached hereto and made a part hereof.

The acquiring federal agency is the Department of the Interior, Bureau of Land Management.

TO HAVE AND TO HOLD unto the UNITED STATES OF AMERICA and its assigns forever all right, title and interest in the described real property in fee simple interest together with all buildings and improvements thereon.

TOGETHER WITH but not limited to the following surface water and well rights associated with the property registered at Arizona State Department of Water Resources:

See Exhibit B attached hereto and made a part hereof.

Excepting and reserving only the following rights and interests in the above described real property:

1. Except from that portion located in the NE¼SW¼ of Section 18, T. 21 S., R. 22 E., Gila & Salt River Mer., AZ, all the coal and other minerals as reserved in Patent Number 999235 issued March 28, 1927 from United States of America; and

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2. Except a 25% interest in the water and water rights as reserved in Deed recorded in Docket 1754, page 587, records of Cochise County, Arizona.

Subject to the following rights outstanding in third parties:

1. Reservations contained in the Patent from the United States of America, recorded in Book 44, Deeds of Real Estate, page 428, reading as follows:
   Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law, and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States of America.

2. Reservations contained in the Patent from the United States of America, recorded in Book 54, Deeds of Real Estate, page 195, reading as follows:
   Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States of America.

3. Reservations contained in the Patent from the United States of America, recorded in Book 115, Deeds of Real Estate, page 377, reading as follows:
   Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States of America.

4. The right of entry to prospect for, mine and remove water in said land, as implied by the reservation of the document recorded in Docket 1754, page 587.

5. Matters shown on survey recorded in Book 19 of Surveys, Page 30, and amended in Book 20 of Surveys, page 55.

Grantors covenant and warrant that they are lawfully seized and possessed of the Property aforesaid and have the full right, power and authority to execute this conveyance, and that said Property, together with all and singular the rights, hereditaments, and appurtenances, is conveyed

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free and clear of liens, claims or encumbrances, and that it will warrant and forever defend the title to the Property conveyed herein and quiet enjoyment thereof against the lawful claims and/or demands of all persons.

In witness whereof, the Grantors have executed this general warranty deed this 7 day of June, 2004.

By: Alvin Joseph Anderson

By: Sandy Susan Anderson

STATE OF ARIZONA)
) ss:
COUNTY OF COCHISE)

On this 7 day of June, 2004, personally came before me, a notary public in and for said County and State, the within-named Alvin Joseph Anderson, to me personally known to be the identical person described in and who executed the within and foregoing instrument and acknowledged to me that he executed the same as their free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

OFFICIAL SEAL
FRANCISCA MILIANTA
NOTARY PUBLIC - ARIZONA
COCHISE COUNTY
My Comm. Expires July 8, 2004

Notary Public

My commission expires: 7-8-04

STATE OF ARIZONA)
) ss:
COUNTY OF COCHISE)

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On this 14 day of June, 2004, personally came before me, a notary public in and for said County and State, the within-named Sandy Susan Anderson, to me personally known to be the identical person described in and who executed the within and foregoing instrument and acknowledged to me that she executed the same as their free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Francisca Milianta

Seal

Notary Public

My commission expires: 7-8-04

OFFICIAL SEAL
FRANCISCA MILIANTA
NOTARY PUBLIC - ARIZONA
COCHISE COUNTY
My Comm. Expires July 8, 2004

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A portion of that certain parcel of land described in Docket 1754, page 587, records of Cochise County, Arizona, as shown on a Record of Survey in Book 19 of Maps of Surveys, Page 30 thereof, said parcel located in the East ½ of Section 13, Township 21 South, Range 21 East and the West ½ of Section 18, Township 21 South, Range 22 East of the Gila and Salt River Meridian, Cochise County, Arizona, more particularly described as follows:

Commencing at the southwest corner of said parcel described in Docket 1754, page 587, records of Cochise County, Arizona;

Thence S 89°44'22"E (S 89°56'40"E, Record), a distance of 402.09 feet;

Thence N 89°43'19"E (N 89°47'30"E, Record), a distance of 914.48 feet to the point of beginning;

Thence N 00°16'41"W, a distance of 242.19 feet;

Thence S 89°43'19"W, a distance of 403.72 feet;

Thence N 28°55'55"W, a distance of 286.63 feet;

Thence N 64°53'12"W, a distance of 426.05 feet;

Thence N 31°21'17"W, a distance of 482.45 feet;

Thence S 90°00'00"W, a distance of 108.68 feet;

Thence N 13°01'20"E (N 12°32'40"E, Record), a distance of 412.04 feet;

Thence S 71°20'05"E, a distance of 296.69 feet (S 71°16'00"E, a distance of 297.21 feet, Record);

Thence N 89°29'16"E, a distance of 203.64 feet (N 89°35'50"E, a distance of 203.62 feet, Record);

Thence N 79°10'27"E, a distance of 708.51 feet (N 79°13'50"E, a distance of 708.88 feet, Record) to a point in a curve in the westerly railroad right of way;

Thence southeasterly coincident with said curve to the right an arc length of 1024.61 feet (1024.83 feet, Record) said curve having the following parameters; a central angle of

12°40'30" (12°40'40", Record), a radius of 4631.60 feet (4631.60 feet, Record), and a chord bearing and distance of S 33°08'33"E, 1022.52 feet;

Thence S 26°46'26"E, a distance of 744.68 feet (S 26°44'20"E, a distance of 744.76 feet, Record);

Thence S 89°43'19"W, a distance of 878.90 feet (S 89°47'30"W, Record) to the point of beginning.

The property described herein contains 42.58 acres, more or less.

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PHOENIX, ARIZONA

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WATER RIGHTS – ANDERSON ACQUISITION

Reg/Filing No.	Name	Location	Use	Amount
10-203301 (Appl. T-230) Recorded 03-29-1892, Book 3 Misc. Records, Page 301, Cochise County, AZ	San Pedro Diversion	T.21S., R.22E., Sec 19 NENW (original POD) T.21S., R.22E., Sec 18 Lot 3 (NWSW) (amended POD)	Irrigation	Orig. 848 miner's inches; Anderson's portion is ½ interest (424 inches)
Decree 20-0024425 (or 4425), dated 04-27-07	San Pedro Diversion	(same as above)	Irrigation	½ interest (or 424 miner's inches) given to James Wolf, predecessor to Anderson
Permit T-219	San Pedro Diversion	T.21S., R.22E., Sec. 18 Lot 3 (NWSW)	Irrigation	No amount given; permit only amended POD
36-28596	San Pedro River	POD is T.21S., R.22E., Sec 18 NWSW; POU is same as POD plus T.21S., R.21E., Sec 13 NESE	Irrigation	424 miner's inches, or 4,757.28 GPM
36-29124	San Pedro River	(same as for 36-28596)	Irrigation	424 miner's inches, or 4,757.28 GPM
55-805009	Well	(same as for 36-28596)	Irrigation and Mining	<35 GPM

Note: Adjudication Claim No. 39-006000 will be retained by the Andersons and amended to reflect the partial assignment of water rights; BLM will file a new claim for the above-mentioned water rights, once acquired.

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