EUREKA COUNTY, NV 2020-240432 LAND-LES Rec:\$37.00 Total:\$37.00 Pgs=3
CHAD BLISS
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Lease Agreement
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

STOCK WATER RIGHT LEASE AGREEMENT

This Stock Water Lease Agreement ("Agreement") is effective as of May 1, 2020 ("the Effective Date") by and between Chad Bliss and Rosie Bliss, husband and wife, (Lessee), and Peter J. Goicoechea and Gladys Goicoechea, husband and wife, (Lessor).

RECITALS

- A. Lessee is the owner of the 2 Bit Ranch LLC. Lessee also owns the grazing privilege on the Spanish Gulch Allotment (Grazing Preference number NV 10051).
- **B.** Lessee is the owner of record of Stock Water Rights on Spanish Gulch Allotment but desires to acquire additional stock water rights.
- C. Lessor is the owner of and agree to lease the following Stock Water Rights to the Lessee, Permit 3640 (Certificate No. 0379 Hole In The Wall Spring), Permit 3641 (Certificate No. 0373 Big Rock Spring), Permit7172 (Certificate No. 1320 Richcreek Spring), Permit 7128 (Certificate No. 1321 Shirt Creek Spring), Permit 7130 (Certificate No. 1322 Pass Creek Springs), Permit 7131 (Certificate No. 1323 Cottonwood Creek Spring), V01423 (Spanish Gulch Spring), along with all other stock Water Rights belonging to the Lessor within the Spanish Gulch (NV.10051) Grazing Allotment.

AGREEMENT

NOW THEREFORE in the sum of (\$10.00) lawful money of the United State of America, to Lessor from Lessee. Lessor agrees to lease to Lessee the stock water rights in of the mutual covenants and agreements contained herein the parties agree as follows:

- 1. The Leased Water.
 - 1.1 **Lessor** agrees that they are the owner of the stock water rights stated in Recital C, above.
 - 1.2 Subject to the terms and provisions of this Agreement Lessor agrees to lease to the Lessee all right, title, and interest in Permit No. 3640 (Certificate No. 0379 Hole In The Wall Spring), 3641 (Certificate No. 0373 Big Rock Spring), 7172 (Certificate No. 1320 Rich Creek Spring), 7128 (Certificate No. 1321 Shirt Creek Spring), 7130 (Certificate No. 1322 Pass Creek Springs), 7131 (Certificate No. 1323 Cottonwood Creek Spring), V01423 (Spanish Gulch Spring), along with all other Stock Water Rights belonging to the Lessor within the Spanish Gulch (NV.10051) Grazing Allotment.
- 2. Lease Term.

Lessor agrees to lease to Lessee for a period of five (5) years the stock water rights stated in Recital C above from the Effective Date of this Agreement as provided.

- 3. Lessor does grant the Lessee a first right of refusal on all stock water rights associated with this Agreement. In the event that Lessor receives, during the pendency of this Agreement, a bona fide offer to purchase any or all of the water rights described herein, it shall promptly present such offer to Lessee. Lessee shall have within forty-five (45) days to match the offer or make a counteroffer on the terms and conditions.
- 4. Lessor and Lessee agree that, if necessary, a copy of this Agreement may be recorded with the Nevada State Engineer.
- 5. **Lessor** and **Lessee** agree to enact additional documents, if necessary, to carry out the intentions and purpose of this agreement.

Dated: 100 () 2020. Dated: 1/1/1/ 75 , 2020.	_ ^
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Peter J. Goichoechea Chad Bliss	1
Gladys Goichoechea Rosie Bliss	7
Lessor	
State of Nevada)	
) ss.	
County of Eureka)	
This instrument was acknowledged before me on April 28, 2020, pite a Glady Governer, on behalf of Lessor.	by
Yete a Glady Goicoechea, on behalf of Lessor.	
aux Jeppesen	
Notary Public	
State of Nevada)	
) ss.	
County of Eureka)	
2)	
This instrument was acknowledged before me on Lipid 27, 2120,	by
This instrument was acknowledged before me on Lipid 28, 2120, Mid Bliss, Cisic Bliss, on behalf of Lessee.	
Plice Deppesein	
Notary Public	

