

18

Assessor's Parcel Number: N/A

Recording Requested By:

✓ Name: R.O. Anderson Engineering, Inc.

Address: 1603 Esmeralda Ave.

City/State/Zip Minden, NV 89423

Real Property Transfer Tax: \$ 1,228.50

REQUESTED BY  
Anderson Engineering  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 SEP 14 PM 3:01

WERNER CHRISTEN  
RECORDER

\$18<sup>00</sup> PAID KJ DEPUTY

GRANT, BARGAIN AND SALE DEED - WATER RIGHTS  
(Title of Document)

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

*This cover page must be typed or legibly hand printed.*

C:\bc docs\Cover page for recording

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**GRANT, BARGAIN AND SALE DEED**

**WATER RIGHTS**

**COMES NOW**, GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT ("District"), which may hereinafter be referred to as "Grantor", and CHRIS and VALREE HELLWINKEL ("HELLWINKEL"), who may be hereinafter referred to as "Grantee", and for good and valuable consideration as specified in the Grantee's Annexation Agreement for Grantee's property, receipt of which is hereby acknowledged, by this Deed conveys to Grantee as its sole and separate property a portion of Grantor's water rights consisting of 105 acre feet annually of the water right described hereinbelow:

**WITNESSETH**

**WHEREAS**, Grantor owns a certain water right which may be identified as Right Number or Permit Number 61731 ("Permit") and which is a water right included in Grantor's quasi-municipal water rights. Grantor's water right allows a diversion rate in excess of 0.5 c.f.s. The Permit is approved as a part of that Application for Permit to appropriate the Waters of the State of Nevada filed on the 4<sup>th</sup> day of December, 1995, and approved by the State Engineer on the 24<sup>th</sup> day of May, 1996, and which is further identified in the State of Nevada, Division of Water Resources' Abstract of Assignments and Summary of Ownership. A copy of the approved Application for Permit to appropriate the Public Waters of the State of Nevada is attached to this Deed as Exhibit "A" and incorporated herein as if set forth in full; and

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**WHEREAS**, Grantor desires to convey, and Grantee desires to accept, 105 acre feet annually together with a disproportionate diversion rate of 0.5 c.f.s., which is a portion of the water right of the Grantor referenced within this Deed and its attachments; and

**WHEREAS**, Grantor's conveyance of 105 acre feet annually, together with a diversion rate of 0.5 c.f.s., which is a portion of the water right referenced herein, is subject to the terms and conditions of approval of water service to Grantee's lands in the District as set forth in the conditions of Grantor's approval of water service to Grantee's property and the District's Policies and Procedures Manual; and

**WHEREAS**, upon the execution of this Deed it shall be recorded, and thereafter a recorded copy of this Deed and application shall be sent to the Nevada Division of Water Resources to indicate the conveyance of the water right by Grantor to Grantee.

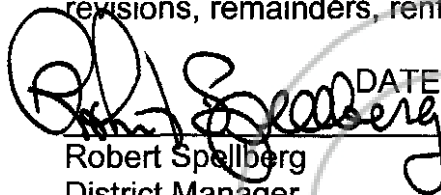
**NOW, THEREFORE**, for and in consideration of the performance by Grantor and Grantee of the conditions of provision of water service to Grantee's real property in the District, and Grantee's compliance with the District's Policies and Procedures Manual, and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants and conveys to Grantee a portion of the water subject to the Permit, being 105 acre feet annually, together with a 0.5 c.f.s. diversion rate, to be used on Grantee's parcel located within Douglas County, Nevada, which is described as

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Douglas County, Nevada Assessor's Parcel No.: 1220-08-002-021, with common description of 1080 Centerville Lane, Gardnerville, Nevada, 89460.

Upon recordation of this Deed, and notification to the Nevada Division of Water Resources, the water right transferred hereby shall become the property of Grantee subject to the terms, conditions and provisions of Grantor's approval of Grantee's Annexation Agreement for the referenced parcel number; all of which Agreement's conditions of annexation are incorporated herein by this reference.

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

 DATED this 2nd day of September, 2004.

Robert Spellberg  
District Manager  
Gardnerville Ranchos General  
Improvement District  
Grantor

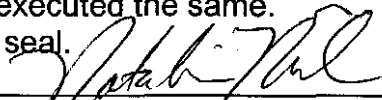
The Deed hereinabove set forth is hereby accepted this 2nd day of September, 2004, subject to the terms, conditions and provisions of the Gardnerville Ranchos General Improvement District specified in the Annexation Agreement for Grantee's property approved July 29, 2004.

STATE OF NEVADA                    )  
  ) ss.  
COUNTY OF DOUGLAS            )



On September 2nd, 2004, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared CHRIS HELLWINKEL, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
NOTARIAL OFFICER

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Chris Hellwinkel  
CHRIS HELLWINKEL, Grantee

Valree Hellwinkel  
VALREE HELLWINKEL, Grantee

ACKNOWLEDGEMENT

STATE OF NEVADA                     )  
   ) ss.  
COUNTY OF DOUGLAS                 )

On September 2, 2004, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared CHRIS HELLWINKEL, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.



Natalie Nielson  
NOTARIAL OFFICER

ACKNOWLEDGEMENT

STATE OF NEVADA                     )  
   ) ss.  
COUNTY OF DOUGLAS                 )

On September 2, 2004, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared VALREE HELLWINKEL, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.



Natalie Nielson  
NOTARIAL OFFICER

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