

OFFICIAL RECORD

Requested By:

TRUCKEE MEADOWS WATER

AUTHORITY

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 8 Fee: 0.00

BK-1006 PG- 3353 RPTT: # 2



RECORDING REQUESTED BY  
AND WHEN RECORDED,  
MAIL TO:

TRUCKEE MEADOWS WATER AUTHORITY  
P.O. BOX 30013  
RENO, NV 89520-3013

Document Transfer Tax: Exempt Pursuant to  
Cal. Rev. T.C. §11922

A.P.N.: 094-540-017; 094-540-008

**QUITCLAIM DEED OF RESERVED WATER RIGHT,  
OF LAND SUBJECT TO EASEMENT,  
AND OF REVERSIONARY INTEREST**

THIS QUITCLAIM DEED OF RESERVED WATER RIGHT, OF LAND SUBJECT TO EASEMENT, AND OF REVERSIONARY INTEREST is made and entered into this 29<sup>th</sup> day of September, 2006, by and between SIERRA PACIFIC POWER COMPANY, a Nevada corporation, ("Sierra"), and LANDS OF SIERRA, INC., a Nevada corporation, ("LOS"), hereinafter collectively referred to as "Grantor," and TRUCKEE MEADOWS WATER AUTHORITY, a political subdivision of the State of Nevada, hereinafter referred to as "Grantee."

WITNESSETH

WHEREAS, on June 11, 2001, Sierra executed and delivered to Grantee that certain Water Rights Quitclaim Deed, which deed was recorded in Eldorado County, California as Document No. 20010035647, in Placer County, California as Document No. 01-0058304-00, in Douglas County, Nevada as Document No. 0516105, in Carson City, Nevada as Document No. 262706, and in Washoe County, Nevada as Document No. 2562209 (hereinafter the "Original Deed").

WHEREAS, pursuant to the Original Deed, Sierra conveyed and forever quitclaimed unto the Grantee, and its successors and assigns forever, in an **As Is** condition and without warranty of any kind or nature, all of Sierra's right, title and interest in and to the water right, to the extent of its use for municipal and domestic purposes, set out in paragraph First of the judgment and decree entered June 14, 1915, as amended by the order and decree amending injunctive and other provisions of judgment and decree dated May 18, 1961, in the case of *The United States of America, Plaintiff, vs. Truckee River General Electric Company, a corporation, Defendant*, in the District Court of the United States in and for the Northern District of California, Second Division, now the Eastern District of California, Case No. CV-S-0643-LKK, such property being located in Lake Tahoe in the counties of Placer and Eldorado, State of California, as affected by the General Provisions of that certain Final Decree entered September

8, 1944, in *The United States of America, Plaintiff, vs. Orr Water Ditch Company, et al., Defendants*, in the United States District Court for the District of Nevada, In Equity No. A-3, which approve, adopt and make part of said Orr Ditch Decree the certain agreement known as the Truckee River Agreement, dated July 1, 1935.

WHEREAS, pursuant to the Original Deed, Sierra reserved said water right to the extent of its use for hydroelectric power generation at Grantor's run-of-the-river hydroelectric power plants referenced in Claim Nos. 5, 6, 7, 8 and 9 of said Orr Ditch Decree (the "Reserved Hydroelectric Right").

WHEREAS, Sierra has now obtained all governmental approvals required to convey the Reserved Hydroelectric Right to Grantee.

### **QUITCLAIM OF RESERVED HYDROELECTRIC RIGHT**

NOW, THEREFORE, Sierra, for good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, hereby release, convey and forever quitclaim unto Grantee, and its successors and assigns forever, in an **As Is** condition and without warranty of any kind or nature, all of Sierra's right, title and interest in and to the Reserved Hydroelectric Right.

To have and to hold the said Reserved Hydroelectric Right together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof unto the Grantee, its successors and assigns, forever.

### **QUITCLAIM OF LAND SUBJECT TO EASEMENT**

Grantor, for good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, hereby release, convey and forever quitclaim unto the Grantee, and its successors and assigns forever, all of the Grantor's right, title and interest in and to that certain tract or parcel of land situate at or near the outlet of Lake Tahoe, in the County of Placer, State of California, and bounded and particularly described in Exhibit "A" and as shown on Exhibit "B" attached hereto and by this reference incorporated herein, said conveyance being subject to the easement and right of exclusive possession and enjoyment, in, over and upon said parcel granted to the United States of America by the judgment and decree entered June 14, 1915, in the case of *The United States of America, Plaintiff, vs. Truckee River General Electric Company, a corporation, Defendant*, in the District Court of the United States in and for the Northern District of California, Second Division, now the Eastern District of California, Case No. CV-S-643-LKK.

Excepting and reserving therefrom an easement for existing overhead transmission and distribution power lines and facilities and an existing underground distribution power line and facilities, together with the right to add to, subtract from, alter, change, relocate and/or upgrade said facilities in the same or different location, provided that said addition, subtraction, alteration, change, relocation and/or upgrade shall not unreasonably interfere with the use of said

parcel and any improvements or structures thereon, for the purpose of controlling the level of Lake Tahoe, the storage of water therein, and the release of water therefrom.

To have and to hold said land, subject to said easement and right of exclusive possession and enjoyment, together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof unto the Grantee, its successors and assigns, forever.

### **QUITCLAIM OF REVERSIONARY INTEREST**

Grantor, for good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, hereby release, convey and forever quitclaim unto the Grantee, and its successors and assigns forever, all of the Grantor's right, title and interest in and to the right to be revested in full ownership of the land described in Exhibit "A" and shown on Exhibit "B", with all rights taken pursuant to, and as provided in, the judgment and decree entered June 14, 1915, in the case of *The United States of America, Plaintiff, vs. Truckee River General Electric Company, a corporation, Defendant*, in the District Court of the United States in and for the Northern District of California, Second Division, now the Eastern District of California, Case No. CV-S-643-LKK.

Grantor, for good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents hereby release, convey and forever quitclaim unto Grantee, and its successors and assigns forever, all of the Grantor's right, title and interest in and to any reservation of rights, obligations, privileges and authorities excepted and reserved by Sierra or LOS in any deed to all or any part of the land described in the Final Order of Condemnation recorded in Book 158 of Deeds, Page 352 of the Official Records of Placer County, California, July 8, 1915, and entered in *United States of America vs. Truckee River General Electric Company* in the District court of the United States, in and for the Northern District of California, No. 14861, now the Eastern District of California, Case No. CV-S-643-LKK (the "Final Order of Condemnation"), which reservations pertain to the rights taken pursuant to, and as provided in, the judgment and decree entered on June 14, 1915, in the case of *The United States of America, Plaintiff, vs. Truckee River General Electric Company, a corporation, Defendant*, in the District Court of the United States in and for the Northern District of California, Second Division, now the Eastern District of California, Case No. CV-S-643-LKK.

To have and to hold the said rights, together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, including the right, privilege, and authority upon such reversion to hold, maintain and use the lands described in Exhibit "A" and shown on Exhibit "B", and to exercise the rights reserved with respect to the lands described in the Final Order of Condemnation to operate the dam and controlling works and any other improvements and structures which now are or may be hereinafter placed upon said lands for the purpose of

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controlling the level of Lake Tahoe and the storage of water therein, unto the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the parties hereto have caused their names to be hereunto subscribed the day and year first above written.

GRANTOR:

GRANTEE:

SIERRA PACIFIC POWER COMPANY,  
a Nevada corporation

TRUCKEE MEADOWS WATER AUTHORITY,  
a political subdivision of the State of Nevada

By: *Jeff Ceccarelli*  
Name: *Jeff Ceccarelli*  
Title: *JEFF Ceccarelli*

By: *Lori L Williams*  
Name: *Lori L. Williams*  
Title: *General Manager*

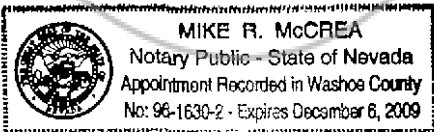
LANDS OF SIERRA, INC., a Nevada corporation

By: *Jeff Ceccarelli*  
Name: *JEFF Ceccarelli*  
Title: *President LOS*

STATE OF NEVADA     )  
                                      ) ss.  
COUNTY OF WASHOE     )

This instrument was acknowledged before me on September *28*, 2006, by *Jeff Ceccarelli*, as *President* of SIERRA PACIFIC POWER COMPANY, on behalf of said corporation therein named.

*Mike R. McCREA*  
Notary Public



STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

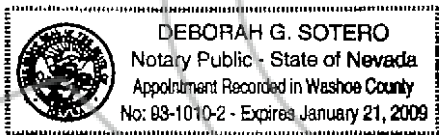
This instrument was acknowledged before me on September 28, 2006, by \_\_\_\_\_  
Jeff Leonard, as President of LANDS OF SIERRA,  
INC., on behalf of said corporation therein named.



Mike R. McCREA  
Notary Public

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

This instrument was acknowledged before me on September 29<sup>th</sup>, 2006, by \_\_\_\_\_  
Lori L. Williams, as General Manager of TRUCKEE MEADOWS  
WATER AUTHORITY, a political subdivision of the State of Nevada.



Deborah G. Sotero  
Notary Public

CERTIFICATION

Accepted and Approved:

Truckee Meadows Water Authority

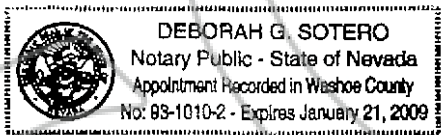
This is to certify that the interests conveyed in this deed dated September 29<sup>th</sup>, 2006, from Sierra Pacific Power Company and Lands of Sierra, Inc., to Truckee Meadows Water Authority, a political Subdivision of the State of Nevada, is hereby accepted by order of Truckee Meadows Water Authority on September 29<sup>th</sup>, 2006, and the grantee consents to recordation thereof by its duly authorized officer.

By: Lori Williams  
Title: General Manager  
Name: Lori Williams  
Date: September 29, 2006

STATE OF NEVADA        )  
  : ss  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on the 29<sup>th</sup> day of September, 2006, by Lori Williams, as General Manager of TRUCKEE MEADOWS WATER AUTHORITY, a political subdivision of the State of Nevada.

Deborah G. Sotero  
Notary Public





Sierra Pacific™

APN: 94-540-08,-17

08-07-06

OWNER: SIERRA PACIFIC POWER COMPANY

**EXHIBIT "A"  
LEGAL DESCRIPTION**

That portion of land lying in Section 7, T15N, R17E, MDM, Placer County, California, described as follows:

That land described in the Final Order of Condemnation recorded in Book 158 of Deeds, Page 352, July 8, 1915, United States of America vs. Truckee River General Electric Company, in the District Court of the United States, in and for the Northern District of California, Second Division, No. 14861.

Excepting therefrom the following fourteen parcels:

That land described in Deed recorded April 16, 1993, as Document No. 93-026783, Official Records of Placer County, California. (APN 94-190-15 SWIGARD)

That land described in Deed recorded November 10, 1997, as Document No. 97-0070125-00, Official Records of Placer County, California. (APN 94-190-16 BABCOCK)

That land described in Deed recorded October 27, 1997, as Document No. 97-0066659-00, Official Records of Placer County, California. (APN 94-190-28 KASS)

That land described in Deed recorded December 11, 1978, as Document No. 53143, Official Records of Placer County, California. (APN 94-190-29, 94-540-16 STATE OF CALIFORNIA)

Lots 50 and 51, as shown on Tract Map No. 211, Tahoe Marina Lodge, recorded September 22, 1971, as Document No. 20476, Official Records of Placer County, California. (APN 94-510-01, 94-510-02 TAHOE MARINA OWNERS ASSOCIATION)

Parcel 5 as described in Deed recorded February 4, 1986, as Document No. 4745, Official Records of Placer County, California. (APN 94-540-21, 94-540-22 TAVERN SHORES)

That land described in Deed recorded March 8, 2002, as Document No. 2002-0026043, Official Records of Placer County, California. (APN 94-540-23 BELLS)

That land described in Deed recorded December 7, 1999, as Document No. 1999-0109835, Official Records of Placer County, California. (APN 94-540-24 FULLER)

That land described in Deed recorded March 16, 2001, as Document No. 2001-0022873, Official Records of Placer County, California. (APN 94-540-25 BRIDGETENDER)

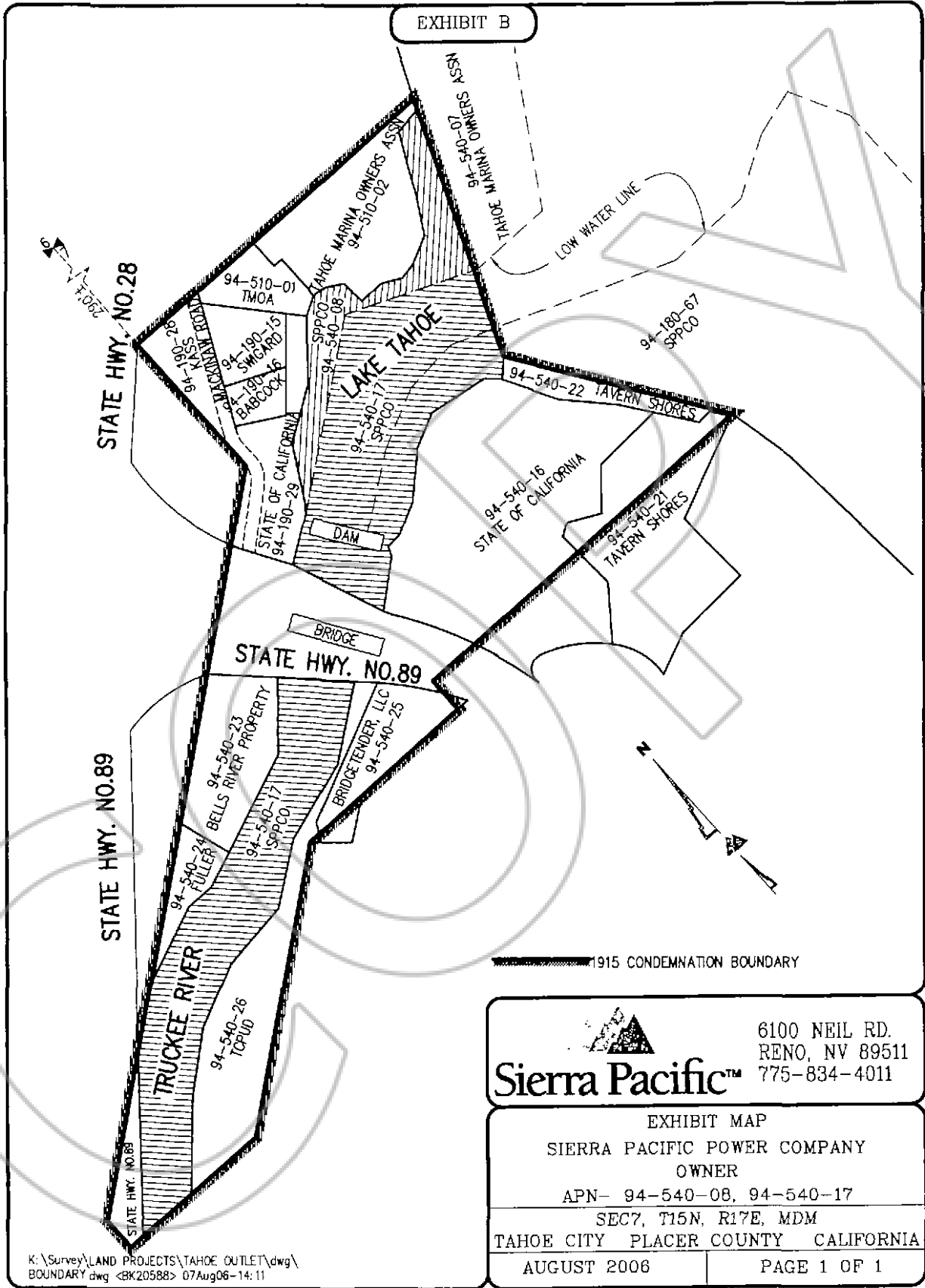
That land described in Deed recorded August 17, 2001, as Document No. 2001-0084731, Official Records of Placer County, California. (APN 94-540-26 TCPUD)

That land contained within California State Highway No. 89 Right-of-Way.


*All as shown on EXHIBIT "B" attached hereto, and by this reference, made a part hereof.*

**EXHIBIT A**





K:\Survey\LAND PROJECTS\TAHOE OUTLET\dwg\  
BOUNDARY.dwg <BK20588> 07Aug06-14:11

 <b>Sierra Pacific™</b>		6100 NEIL RD. RENO, NV 89511 775-834-4011
EXHIBIT MAP SIERRA PACIFIC POWER COMPANY OWNER		
APN- 94-540-08, 94-540-17 SEC7, T15N, R17E, MDM TAHOE CITY PLACER COUNTY CALIFORNIA		
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# EXHIBIT B

BK- 1006  
 PG- 3360  
 0686111 Page: 8 Of 8 10/11/2006