

17-

**OFFICIAL RECORD**

Requested By:  
HAROLD ROSSO

1023-08-002-002

Mail Recorded Deed  
& Tax Statement to:  
Harold J. Rosso Trust  
c/o Harold J. Rosso *HJR*  
830 Cavelti Road  
Gardnerville, NV 89410

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 4 Fee: 17.00  
BK-1107 PG- 7295 RPTT: 72.15



**GRANT, BARGAIN AND SALE DEED**

**WATER RIGHTS**

*HJR* COMES NOW, TOPAZ RANCH ESTATE GENERAL IMPROVEMENT DISTRICT ("District"), which may hereinafter be referred to as "Grantor", and HAROLD J. *HJR* ROSSO TRUST, through Harold J. Rosso as Trustee, who may be hereinafter referred to as "Grantee", and for good and valuable consideration delivered to it, the receipt and sufficiency of which is hereby acknowledged, by this Deed, does hereby grant, bargain, sell and convey to the GRANTEE, and to his successors, heirs and assigns forever, all of the GRANTOR'S right, title and interest in those certain water rights to Grantee as its sole and separate property of 6.06 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 57683 ("Permit") and which is a water right included in Grantor's quasi-municipal water rights. Grantor's water right contains an amount equivalent to 2.0 c.f.s. and an annual duty of 32.62 MGA (100.107 acre-feet). The Permit is approved as a part of that Application for Permit to appropriate the Waters of the State of Nevada filed on the 20<sup>th</sup> day of May, 1992, and issued by the State Engineer on the 2<sup>nd</sup> day of March, 2001, and which is further identified in the State of Nevada, Division of Water Resources' Abstract of Assignments and Summary of Ownership; and

**WHEREAS**, Grantor desires to convey, and Grantee desires to accept, a portion of the Grantor's water rights described herein consisting of a diversion rate of 0.1211 cfs and an annual duty of 6.06 acre-feet; and

**WHEREAS**, Grantor's conveyance of 6.06 acre feet annually, which is a portion of the water right referenced herein, is subject to the terms and conditions set forth in the District's General Policy and Philosophy Related to Water and Water Rights; and

**WHEREAS**, upon the execution of this Deed, Grantee shall have the same recorded within 30 days, 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 good and valuable consideration delivered to it, the receipt and sufficiency of which is hereby acknowledged, by this Deed, does hereby grant, bargain, sell and convey to the GRANTEE, and to his successors, heirs and assigns forever, a portion of the GRANTOR'S right, title and interest in the Permit. Grantor grants to Grantee as its sole and separate property not more than a diversion rate of 0.1211 c.f.s and an annual duty of 6.06 acre feet annually of Permit Number 57683 described herein for use only on the Grantee's parcel, 1023-08-002-002.

///

///

///



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, to have and to hold said water rights together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED this 30 day of Nov, 2007.

William Maher

William Maher  
Chairman  
Topaz Ranch Estates  
General Improvement District  
Grantor

The Deed hereinabove set forth is hereby accepted this 28 day of Nov., 2007, subject to the terms, conditions and provisions of the Topaz Ranch Estates General Improvement District approval of water service to Grantee's property occurring on 28 Nov, 2007.

Harold J. Russo

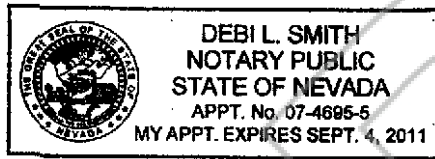
HAROLD J. RUSSO *HJR*  
Trustee of the Harold J. Russo Trust  
Grantee

ACKNOWLEDGEMENT

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

On November 28, 2007, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared Harold J. Rasso, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.



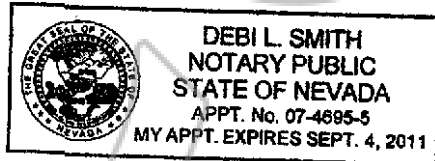
Debi L. Smith  
NOTARIAL OFFICER

ACKNOWLEDGEMENT

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

On Nov. 20th, 2007, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared William Maher, 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.



Debi L. Smith  
NOTARIAL OFFICER