

OFFICIAL RECORD

Requested By:
TSI TITLE & ESCROW

APN: 1418-34-401-009

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

AmorosoFamily Trust
c/o Rogers Wolf, etal.
264 Village Blvd. #104
Incline Village, Nevada 89451

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 12 Fee: 25.00
BK-0310 PG- 6878 RPTT: # 3



Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

Marjorie Luippold

**WATER RIGHTS
QUIT CLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MARJORIE LUIPPOLD, individually, and SUZANNE NEWELL, individually and as Successor Trustee of the MARJORIE MERRILL LUIPPOLD 1996 TRUST, and as trustee of the S.M. NEWELL 2006 TRUST, and CYNTHIA O'MALLEY, individually and as Successor Trustee of the MARJORIE MERRILL LUIPPOLD 1996 TRUST, and as Trustee of the C & M O'MALLEY 1997 TRUST, ("Transferor"), as immediate past owners of Douglas County APN 1418-34-401-009 more particularly described as Exhibit "A," do hereby release, remise and forever quitclaim to ALFRED J. AMOROSO and REGINA A. AMOROSO, as Trustee of the AMOROSO FAMILY TRUST dated 4/2/2000 ("Transferee"), as current owner of APN 1418-34-401-009, more particularly described in Exhibit "A," all right, title and interest that Transferor may have in and to those certain water rights, lying and being in the County of Douglas, State of Nevada as commemorated by Nevada Division of Water Resources **application #8211A05** and **certificate 6742**, and more particularly described in Exhibit "B."

The MARJORIE LUIPPOLD 1996 TRUST, the GARY and SUZANNE NEWELL 1997 TRUST and the C & M O'MALLEY 1997 TRUST received all right, title, and interest in the previously described water rights through a 1997 deed from MARJORIE LUIPPOLD, CYNTHIA O'MALLEY, and SUZANNE NEWELL, which is attached as Exhibit "C." CYNTHIA O'MALLEY and SUZANNE NEWELL became trustees of the MARJORIE MERRILL LUIPPOLD 1996 TRUST through the Resignation And Appointment Of Successor Trustee of 2009, which is attached as Exhibit "D."

Dated: 03-26-10

MARJORIE LUIPPOLD
MARJORIE LUIPPOLD

State of California)
County of RIVERSIDE) ss.

On 03/26/10 before me, LYNN A GEORGE Notary Public personally appeared MARJORIE LUIPPOLD, personally known to me, or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lynn A. George (Seal)



**EXHIBIT A
LEGAL DESCRIPTION**

Parcel 1:

All that portion of the North 1/2 of the South 1/2 of Lot 4, Section 34, Township 14 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at a point on the Westerly line of U.S. Highway 50 which bears North 29°59'42" West 378.30 feet from the South 1/4 corner of said Section 34; thence North 89°56'50" West 410.40; thence North 00°03'10" East 20.00 feet; thence South 89°56'50" East 100.00 feet; thence North 00°03'10" East 120.00 feet; thence North 89°56'50" West 100.00 feet; thence South 00°03'10" West 20.00 feet; thence North 89°56'50" West 100.00 feet; thence South 00°03'10" West 120.00 feet; thence North 89°56'50" West 309.60 feet to a point on the meander line of Lake Tahoe; thence along said meander line North 38°24'15" East 280.29 feet; thence South 89°56'12" East 601.69 feet to a point on the Westerly line of U.S. Highway 50; thence along said Westerly line South 11°22'15" East 224.15 feet to the Point of Beginning.

Together with all that real property described as follows:

Beginning at the Southwest corner of the above described parcel; thence North 89°56'12" West 71 feet, more or less, to a point on the approximate low water line; thence along the approximate low water line North 23° 25' East 111 feet; thence North 11°25' East 47 feet; thence North 31°25' East 39 feet; thence North 63°25' East 85.95 feet; thence leaving the approximate low water line South 89°56'12" East 94.5 feet, more or less to the Northwest corner of the above described parcel; thence South 38° 24'15" West 280.29 feet to the point of beginning.

Excepting any portion of the above described property lying within the bed of Lake Tahoe below the elevation of 6,223.00 feet, Lake Tahoe Datum established by NRS 321.595.

"Per N.R.S.111.312, This legal description was previously recorded on January 23, 1998, in Book 0198, Page 3558, as Document No. 0431077, Official Records, Douglas County, State Of Nevada."

APN 1418-34-401-009

Application No. 8211 Certificate Record No. 6742 Book 21 Page 6742

THE STATE OF NEVADA
CERTIFICATE OF APPROPRIATION OF WATER

WHEREAS Ellen E. Harrison has presented to the State Engineer of the State of Nevada Proof of Application of Water to Beneficial Use, from Beatty Springs and tributaries through concrete catch basin to storage tank for domestic purposes. The point of diversion of water from the source is as follows: SE 1/4 SW 1/4 (lot 4) Section 34, T. 14N., R. 18E., M.D.B. & M. or at a point from which the SE corner of said Section 34 bears S. 23° 33' 54" E., a distance of 905.01 feet, situated in Douglas County, State of Nevada.

Now Know Ye, That the State Engineer, under the provisions of Section 72, Chapter 140, Statutes of 1913, has determined the date, source, purpose, amount of appropriation, and the place where such water is appropriated, as follows:

Name of appropriator Hugh I. & Ellen Eccles Harrison
Post-office address Piedmont, California
Amount of appropriation 2 gallons/minute but not to exceed 1,000 gallons/day
Period of use, from March 15th to November 15th of each year
Date of priority of appropriation July 5, 1927

Description of WORKS OF DIVERSION, MANNER AND PLACE OF USE:
Water is developed from Beatty Springs by a concrete catch basin from which the water is conveyed by a 2 inch pipeline to a one thousand gallon galvanized storage tank; thence by 2 inch pipeline to two dwellings and surrounding area for watering lawns and shrubbery situated in a portion of the N 1/2 S 1/2 SE 1/4 SW 1/4 (lot 4) Section 34, T. 14N., R. 18E., M.D.B. & M.

The right to water hereby determined is limited to the amount which can be beneficially used, not to exceed the amount above specified, and the use is restricted to the place and for the purpose as set forth herein.

IN TESTIMONY WHEREOF, I, ROLAND D. WESTERGARD, State Engineer

Compared jb/jw of Nevada, have hereunto set my hand and the seal of my office, this
Recorded Bk. Page 6th day of September, A. D. 1958
Douglas County Records. Roland D. Westergard
State Engineer.

DOUGLAS COUNTY

10-

1 RECORDING REQUESTED BY AND
2 WHEN RECORDED MAIL TO:
3 SCARPELLO & ALLING, LTD.
4 P.O. Box 3390
5 Lake Tahoe, NV 89449-3390
6 MAIL TAX STATEMENTS TO:
7 MARJORIE MERRILL LUIPPOLD, TRUSTEE
8 P.O. Box 1198
9 Zephyr Cove, NV 89448

Lake Tahoe Office
270 Kingsbury Circle, Suite 2000
P. O. Box 2300
Lake Tahoe, NV 89449-3300
(775) 588-6078

Scarpello & Alling, Ltd.
Attorneys At Law

Carson City Office
600 E. William Street, Suite 100
Carson City, NV 89701-4052
(702) 682-4577

R.P.T.T. \$ #8

GRANT DEED

9 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MARJORIE
10 MERRILL LUIPPOLD, a married woman as her sole and separate property, CYNTHIA MERRILL
11 O'MALLEY, a married woman as her sole and separate property, who acquired her interest as CYNTHIA
12 MERRILL, and SUZANNE MERRILL NEWELL, a married woman as her sole and separate property,
13 who acquired interest as SUZANNE MERRILL, as joint tenants with right of survivorship, do hereby
14 GRANT, BARGAIN, SELL and CONVEY an undivided one-third (1/3) interest to MARJORIE MERRILL
15 LUIPPOLD, TRUSTEE OF THE MARJORIE MERRILL LUIPPOLD 1996 TRUST *w/i/d* September 30,
1996; an undivided one-third (1/3) interest to CYNTHIA MERRILL O'MALLEY, TRUSTEE OF THE
C & M O'MALLEY 1997 TRUST *w/i/d* May 8, 1997; an undivided one-third (1/3)
interest to SUZANNE MERRILL NEWELL, TRUSTEE OF THE GARY & SUZANNE NEWELL 1997
TRUST *w/i/d* December 19, 1997, all right, title and interest in and to that certain real
property in the County of Douglas, State of Nevada, more particularly described as follows:

16 *See Exhibit "A" attached hereto and made a part hereof.*
17 Assessor's Parcel Number 03-220-01

18 TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in
19 anywise appertaining, and any reversion, remainders, rents, issues or profits thereof.

20 DATED this 19th day of December, 1997.

21 *Marjorie Merrill Luippold*
22 MARJORIE MERRILL LUIPPOLD

23 *Cynthia Merrill O'Malley*
24 CYNTHIA MERRILL O'MALLEY

25 *Suzanne Merrill Newell*
26 SUZANNE MERRILL NEWELL

26 ///
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EXHIBIT C

DOUGLAS COUNTY

Lake Tahoe Office
376 Kingsbury Circle, Suite 2000
P. O. Box 3380
Lake Tahoe, NV 89449-1390
(702) 268-6076

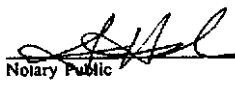
Scarpello & Alling, Ltd.
Attorneys At Law

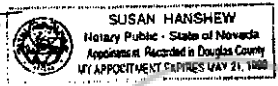
Crown City Office
600 E. William Street, Suite 300
Crown City, NV 89701-0037
(702) 882-4377

1 STATE OF NEVADA)
2 COUNTY OF DOUGLAS) ss.

3 This instrument was acknowledged before me on December 30, 1997, by MARJORIE
4 MERRILL LUIPPOLD.

5 WITNESS my hand and official seal.

6 
7 Notary Public



8 STATE OF NEVADA)
9 COUNTY OF DOUGLAS) ss.

10 This instrument was acknowledged before me on May 8, 1997, by CYNTHIA
11 MERRILL O'MALLEY.

12 WITNESS my hand and official seal.

13 
14 Notary Public



15 STATE OF NEVADA)
16 COUNTY OF DOUGLAS) ss.

17 This instrument was acknowledged before me on December 19, 1997, by SUZANNE
18 MERRILL NEWELL.

19 WITNESS my hand and official seal.

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21 Notary Public



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DOUGLAS COUNTY

EXHIBIT "A"

Legal Description

APN 03-220-01:

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of the North 1/4 of the South 1/2 of Lot 4, Section 34, Township 14 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at a point on the Westerly line of U.S. Highway 50 which bears North 29°59'42" West 378.30 feet from the South 1/4 corner of said Section 34;
thence North 89°56'50" West 410.40 feet;
thence North 00°03'10" East 20.00 feet;
thence South 89°56'50" East 100.00 feet;
thence North 00°03'10" East 120.00 feet;
thence North 89°56'50" West 100.00 feet;
thence South 00°03'10" West 20.00 feet;
thence North 89°56'50" West 100.00 feet;
thence South 00°03'10" West 120.00 feet;
thence North 89°56'50" West 309.60 feet to a point on the meander line of Lake Tahoe;
thence along said meander line North 38°24'15" East 280.29 feet;
thence South 89°56'12" East 601.69 feet to a point on the Westerly line of U.S. Highway 50;
thence along said Westerly line South 11°22'15" East 224.15 feet to the Point of Beginning.

Containing 3.04 acres, more or less.

Together with all that real property described as follows:

Beginning at the Southwest corner of the above-described parcel;
thence North 89°56'12" West 71 feet, more or less, to a point on the approximate low water line;
thence along the approximate low water line North 23°25' East 111 feet;
thence North 11°25' East 47 feet;
thence North 31°25' East 39 feet;
thence North 63°25' East 85.95 feet;
thence leaving the approximate low water line South 89°56'12" East 94.5 feet, more or less to the Northwest corner of the above-described parcel;
thence South 38°24'15" West 280.29 feet to the Point of Beginning.

Containing 0.55 acres, more or less.

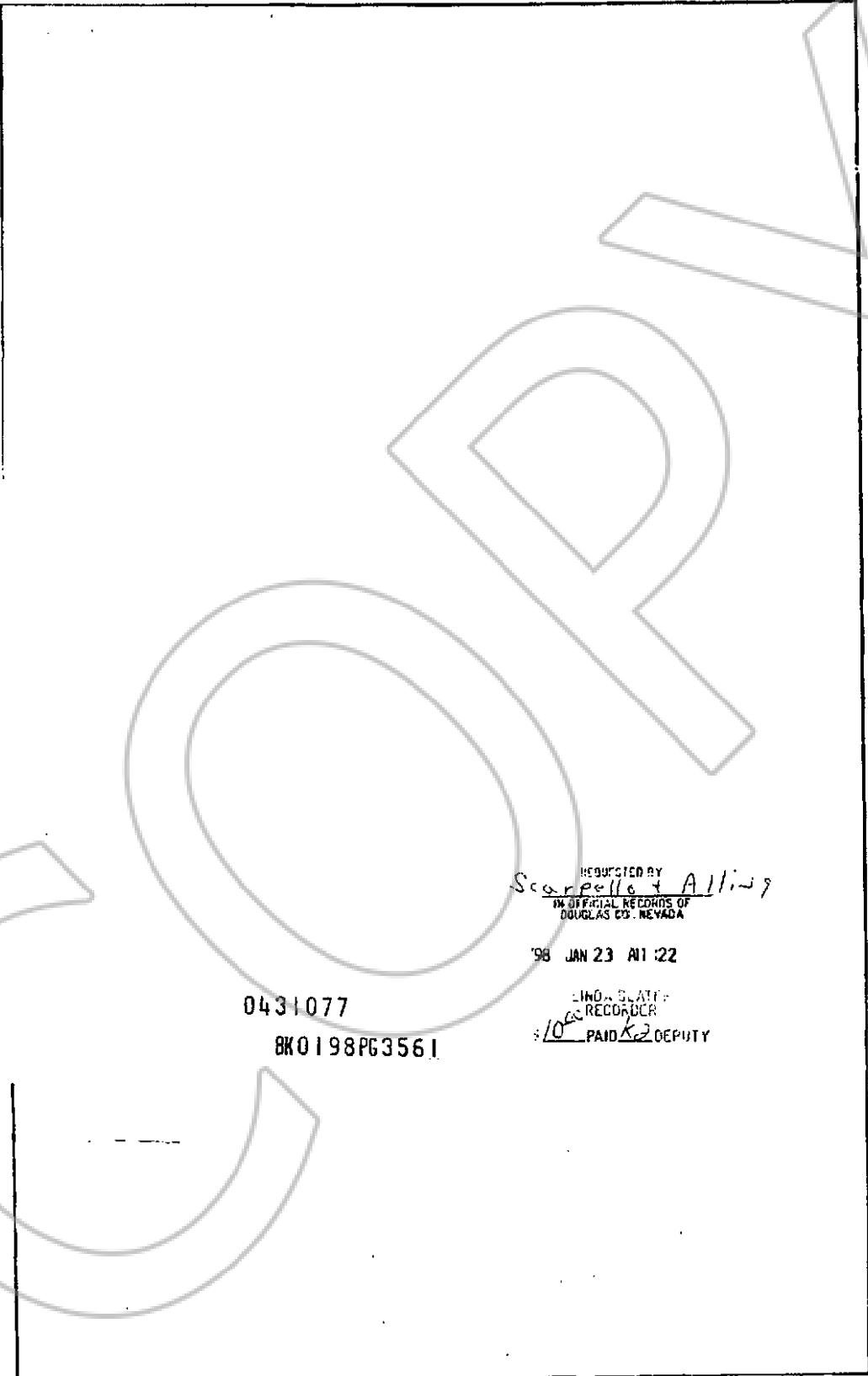
Subject to the roadway easements as recorded in Book 9, Page 227 and Book 475, Page 133, Official Records of Douglas County, Nevada.

Together with roadway easements as recorded in Book 9, Pages 224, 225 and 226, Official Records of Douglas County, Nevada.

End of Exhibit "A"

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DOUGLAS COUNTY



REQUESTED BY
Scarpello & Allin
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

'98 JAN 23 AM 12:22

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LINDA SLATT
RECORDER
PAID *10* DEPUTY



BK- 0310
PG- 6887

0761188 Page: 10 Of 12 03/30/2010

Doc # 0755368
12/20/2009 11:38 AM Deputy: PK

CONFORMED COPY
Requested By:
ALLING & JILLSON

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 3 Fee: 19.00
BK-1209 PG- 2737 RPTT: 0.00

APN: 1418-34-401-009 AND 1418-34-401-011

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

ALLING & JILLSON, LTD.
Post Office Box 3390
Lake Tahoe, NV 89449-3390

Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.



Jill L. Rozier, Notary

**Resignation and Appointment of Successor Trustee
and
Acceptance of Appointment as Successor Co-Trustee**

COPY

EXHIBIT D

**RESIGNATION AND APPOINTMENT
OF SUCCESSOR TRUSTEE**

COMES NOW, MARJORIE MERRILL LUIPPOLD, Grantor and Trustee of the MARJORIE MERRILL LUIPPOLD 1996 TRUST, and hereby declares as follows:

1. That the undersigned executed that certain trust document entitled the **MARJORIE MERRILL LUIPPOLD 1996 TRUST**, dated September 30, 1996, and amended and restated May 25, 2001, as the Grantor and as the initial Trustee.

2. Article 7.02(a) states in pertinent part:

“Upon the death or inability to act of the Grantor, **SUZANNE MERRILL NEWELL** and **CYNTHIA MERRILL O’MALLEY** shall act as Co-Trustees hereunder. If either cannot act or ceases to act the other shall act as sole Trustee hereunder.”

3. The undersigned no longer wishes to act and does by these presents appoint **SUZANNE MERRILL NEWELL** and **CYNTHIA MERRILL O’MALLEY** to act as Successor Co-Trustees.

4. The undersign expressly reserves the right to replace any Successor Trustee or substitute a new Successor Trustee.

Dated this 6th day of November 2009.

Marjorie Merrill Luippold

MARJORIE MERRILL LUIPPOLD

ACCEPTANCE OF APPOINTMENT AS SUCCESSOR CO-TRUSTEE

I, **SUZANNE MERRILL NEWELL**, hereby accept appointment as Successor Co-Trustee of The Marjorie Merrill Luippold 1996 Trust, w/i/d September 30, 1996.

Dated this 6 day of November 2009.

Suzanne Merrill Newell

SUZANNE MERRILL NEWELL

I, **CYNTHIA MERRILL O’MALLEY**, hereby accept appointment as Successor Co-Trustee of The Marjorie Merrill Luippold 1996 Trust, w/i/d September 30, 1996.

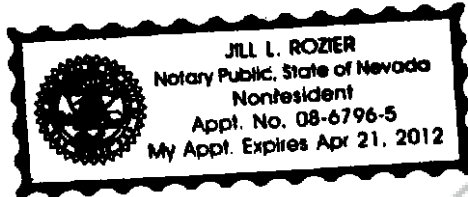
Dated this 6th day of November 2009.

Cynthia Merrill O'Malley

CYNTHIA MERRILL O’MALLEY

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

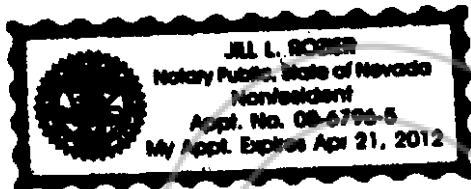
Signed and affirmed before me on November 6, 2009, by MARJORIE MERRILL LUIPPOLD.



Jill L. Rozier
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

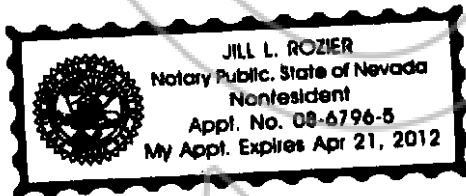
Signed and affirmed before me on November 6, 2009, by SUZANNE MERRILL NEWELL.



Jill L. Rozier
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

Signed and affirmed before me on November 6, 2009, by CYNTHIA MERRILL O'MALLEY.



Jill L. Rozier
NOTARY PUBLIC