

DOC # 789071
09/02/2011 03:05PM Deputy: SG
OFFICIAL RECORD
Requested By:
Northern Nevada Title CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-911 PG-478 RPTT: EX#002



APNs: 1320-33-210-001, 1320-33-210-002, 1320-33-210-003, 1320-33-210-004, 1320-33-210-005, 1320-33-210-006, 1320-33-210-007, 1320-33-210-008, 1320-33-210-009, 1320-33-210-010, 1320-33-210-011, 1320-33-210-012, 1320-33-210-013, 1320-33-210-014, 1320-33-210-015, 1320-33-210-016, 1320-33-210-017, 1320-33-210-018, 1320-33-210-019, 1320-33-210-020, 1320-33-210-021, 1320-33-210-022, 1320-33-210-023, 1320-33-210-024, 1320-33-210-025, 1320-33-210-026, 1320-33-210-027, 1320-33-210-028, 1320-33-210-029, 1320-33-210-030, 1320-33-210-031, and 1320-33-210-033

The undersigned hereby affirms that, per NRS 239B.030, this document hereby submitted for recording does not contain the social security number of any person.

MAIL TAX STATEMENTS TO:

Town of Minden
1604 Esmeralda Ave Ste 101
Minden NV 89423
WHEN RECORDED MAIL TO:

Town of Minden
1604 Esmeralda Ave Ste 101
Minden NV 89423
D01093232LT

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

WATER RIGHTS GRANT, BARGAIN & SALE DEED

THIS INDENTURE is made effective on September 1, 2011 by THE RANCH AT GARDNERVILLE 1, LLC, a Nevada domestic limited-liability company, 1830 College Parkway, Suite 200, Carson City, Nevada 89706 ("Grantor"), to the Town of Minden, 1604 Esmeralda Avenue, Suite 101, Minden, Nevada 89423 ("Grantee").

WITNESSETH: That, for other valuable consideration, the sufficiency of which is hereby acknowledged, Grantor does and shall, by way of a water dedication agreement acceptable to The Joe Cardinal Company LLC and approved by Grantee on or before October 1, 2011, irrevocably and forever grant, bargain, sell, convey, deed, dedicate, remise, release and transfer to Grantee and its successors and assigns to have and to hold forever all right, title and interest in and to no less than one hundred twenty (120) acres of the Alpine / Carson River Decreed surface



water rights represented by Claim Numbers 83 (for 32.0 acres), 93 (for 103.0 acres), 94 (for 21.2 acres), and 96 (for 24.5 acres) that are appurtenant on the Effective Date (and shall still be so at and through Closing) to the real property identified by Douglas County Assessor Parcel Numbers 1320-33-210-001, 1320-33-210-002, 1320-33-210-003, 1320-33-210-004, 1320-33-210-005, 1320-33-210-006, 1320-33-210-007, 1320-33-210-008, 1320-33-210-009, 1320-33-210-010, 1320-33-210-011, 1320-33-210-012, 1320-33-210-013, 1320-33-210-014, 1320-33-210-015, 1320-33-210-016, 1320-33-210-017, 1320-33-210-018, 1320-33-210-019, 1320-33-210-020, 1320-33-210-021, 1320-33-210-022, 1320-33-210-023, 1320-33-210-024, 1320-33-210-025, 1320-33-210-026, 1320-33-210-027, 1320-33-210-028, 1320-33-210-029, 1320-33-210-030, 1320-33-210-031, and 1320-33-210-033, certain of which are located at 1501 Gilman Avenue, 1503 Gilman Avenue, 1506 Gilman Avenue, 1507 Gilman Avenue, 1509 Gilman Avenue, 1510 Gilman Avenue, 1511 Gilman Avenue, 1512 Gilman Avenue, 1513 Gilman Avenue, 1514 Gilman Avenue, 1515 Gilman Avenue, 1516 Gilman Avenue, 1517 Gilman Avenue, 1519 Gilman Avenue, 1520 Gilman Avenue, 1247 Ox Yoke Court, 1252 Ox Yoke Court, 1254 Ox Yoke Court, 1256 Ox Yoke Court, 1258 Ox Yoke Court, 1260 Ox Yoke Court, 1509 Lasso Lane, 1510 Lasso Lane, 1513 Lasso Lane, 1514 Lasso Lane, 1515 Lasso Lane, 1516 Lasso Lane, 1517 Lasso Lane, 1258 Heybourne Road, and 1260 Heybourne Road in Gardnerville, Nevada 89410 (collectively, "Water Rights").

In witness whereof, and to effectuate this indenture, Grantor has executed same on September 1, 2011.

Upon the request of Grantee, its agents or attorneys (each, a "Grantee Party"), Grantor shall promptly execute further written documents (whether by assignment, deed or otherwise) for recordation, and shall additionally promptly execute any additional documents a Grantee Party in its sole and absolute discretion deems necessary to perfect transfer to Grantee by water dedicate agreement or otherwise of all right, title and interest in and to the Water Rights. Grantor hereby irrevocably appoints Grantee as its attorney-in-fact for the purpose of executing the foregoing-described documents in Grantor's name.

Carrie L. McAninch
THE RANCH AT GARDNERVILLE 1, LLC
By: Wealth Strategies Development, Inc.
Its: Managing Member
By: Carrie L. McAninch
Its: President

Michael D. Bayliss
THE RANCH AT GARDNERVILLE 1, LLC
By: Wealth Strategies Development, Inc.
Its: Managing Member
By: Michael D. Bayliss
Its: Secretary and Treasurer

STATE OF Nevada)
) ss.
COUNTY OF Carson City)

On 9/2/11, 2011, before me, a notary public, personally appeared Carrie L. McAninch, as President of Wealth Strategies Development, Inc., Managing Member of THE RANCH AT GARDNERVILLE 1, LLC, proven to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.



Lanette Inman
Notary Public



STATE OF Nevada)
) ss.
COUNTY OF Carson City)

On 9/2/11, 2011, before me, a notary public, personally appeared **Michael D. Bayliss**, as Secretary and Treasurer of Wealth Strategies Development, Inc., Managing Member of THE RANCH AT GARDNERVILLE 1, LLC, proven to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

Lanette Inman
Notary Public

