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OFFICIAL RECORDS

Requested By
**GARDNERVILLE RANCHOS GEN IMP
DIST**

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 7 Fee: \$ 20.00
Bk: 1113 Pg: 1606



Deputy sg

Assessor's Parcel Number: **1220-16-401-002**

Recording Requested By:
Gardnerville Ranchos GID
Name: **Bob Spellberg**

✓ Address: **931 Mitch Dr**

City/State/Zip
Gardnerville, NV 89460

Real Property Transfer Tax: \$

ORDER

(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.

ORDER OF ANNEXATION

The Board of Trustees of the GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT, Douglas County, State of Nevada, (hereinafter "DISTRICT" or "GRGID") hereby orders as follows:

WITNESSETH

WHEREAS, a Petition for the Inclusion of Real Property into the DISTRICT was submitted by Stor-All, LLC, on February 26, 2013, requesting the inclusion into the DISTRICT of the real property described in Exhibit "A" to the Petition. The property sought to be annexed into the District is identified as Douglas County Nevada Assessor's Parcel No. ("APN") 1220-16-401-002; and

WHEREAS, the Petition was determined to be in proper form, and was signed by the fee owner of the property who sought the DISTRICT's Order of Annexation. At the general business meeting of the DISTRICT Board of Trustees ("Board") held on March 6, 2013, the Petition for Inclusion of Real Property into the DISTRICT was approved subject to the conditions of approval; and

WHEREAS, the Board had previously fixed the date and time of Wednesday, March 6, 2013, at the hour of 6:00 o'clock p.m. at the DISTRICT's office located at 931 Mitch Drive, Gardnerville, Nevada as the date, time and place when the Board would conduct a public hearing, and thereafter take action on the Petition for Inclusion of Real Property; and

WHEREAS, the Board on March 6, 2013, acted to approve the Petition for Inclusion of Real Property into the Gardnerville Ranchos General Improvement DISTRICT submitted by the fee owner of the property, to wit: Stor-All, LLC; and

WHEREAS, prior to the Petition for Inclusion being heard by the Board, the DISTRICT Manager caused notice to be given of the time, place and date of the meeting at which Petition would be considered. No person listed in the Petition for Annexation as a fee owner sought to have any portion of the property withdrawn. Further, the parcel so included is capable of being served by the facilities of

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1 the DISTRICT, and the parcel described would be benefitted by inclusion within the DISTRICT.
2 Similarly, the DISTRICT would be benefitted by the property being included therein; and

3 **WHEREAS**, at the public hearing conducted on the Petition for Inclusion of Real Property the
4 public was invited to comment either in favor of or against the Petition for Inclusion. After hearing no
5 public comment in opposition to the Petition, the public hearing was closed by the Chairman of the
6 Board. Thereafter, the Board acted to include the property described in the Petition for Inclusion of Real
7 Property within the DISTRICT, subject to compliance with the requirements of the Policies and
8 Procedures Manual, as amended from time to time, and the conditions of approval set forth in this Order.
9 The Board further authorized the Chairman of the Board to sign this Order of Annexation upon all
10 conditions having been met. The Board determined that an annexation agreement was not required in
11 this annexation.
12

13
14 Petitioner agreed to pay, or bind its successors in interest to pay, any applicable water
15 and sewer connection fees for Petitioner's property in effect at the time such connection fees are due; and

16 **WHEREAS**, by action of the Board, when all acts and conditions and requirements of the law
17 and of the approval of the Petition for Inclusion of Real Property within the DISTRICT have been
18 complied with in regular and due form, and in strict compliance with NRS 318.258, "Inclusion", and the
19 certifications to that effect by the District Manager and the District Engineer are received by the Board,
20 the Board will enter this order as is required by the NRS.
21

22 Upon execution of this Order by the Chairman, and upon compliance with all conditions
23 of approval, the Order shall be filed as is required with the Clerk of Douglas County, Nevada, for
24 thereafter filing the same with the Secretary of the State of Nevada; and
25

26 **WHEREAS**, the Board orders that the annexation be granted, and this Order recorded, only
27 upon the Petitioner's compliance with the Conditions of Annexation set forth herein, and compliance
28

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1 with all applicable ordinances and resolutions of Douglas County and the Policies and Procedures Manual
2 of the DISTRICT, as amended from time to time. Thereafter, this Order shall be recorded with the Office
3 of the Recorder of Douglas County, Nevada.
4

5 **NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE GARDNERVILLE**
6 **RANCHOS GENERAL IMPROVEMENT DISTRICT ORDERS AS FOLLOWS:**

7 1. The property ordered to be included, described in Exhibit "A" to the Petition for
8 Inclusion of Real Property into the DISTRICT, and Exhibit "A" to this Order, is included within the
9 DISTRICT upon the Petitioner's compliance with the following conditions:

10 A. Petitioner shall dedicate to the DISTRICT a sufficient quantity and quality
11 of water to service the land to be annexed into the DISTRICT within 30 days of the quantity being
12 determined. Petitioner shall purchase and/or provide to the DISTRICT permanent underground, non-
13 supplemental water rights from a non-DISTRICT source. The DISTRICT will work cooperatively with
14 Petitioner to arrange the timely transfer of the water rights. The transfer of water rights is subject to
15 approval by the State Engineer and shall occur prior to receiving service from the DISTRICT. In this
16 instance, the Petitioner will be responsible to prepare and file a Report of Conveyance documenting this
17 ownership change with the office of the State Engineer. Change in ownership, transfer of water rights,
18 and approval by the State Engineer will satisfy the DISTRICT's general condition of annexation requiring
19 an applicant to supply a sufficient quantity and quality of water rights.
20

21 All conditions specified in this Order shall be satisfied before the Order
22 becomes effective and before the Order is recorded.
23

24 C. The Petitioner shall pay to the DISTRICT the sum determined by the
25 District Manager in accordance with the requirements of the DISTRICT's Policies and Procedures
26 Manual which contains the calculation, and the required payment, of the applicable water and sewer
27

28

1 connection fees.

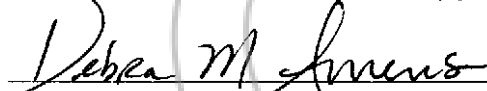
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3 **D.** The Petitioner shall meet and comply with all other applicable conditions
4 of annexation set forth in the DISTRICT's Policies and Procedures Manual which have not already been
5 complied with by the Petitioner; all such conditions shall be complied with by the Petitioner prior to the
6 recordation of this Order.

7
8 **E.** Upon compliance with the requirements of the Policies and Procedures
9 Manual, and this Order, this Order shall be recorded, and the property of the Petitioner's annexed into
10 the GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT.

11 DATED: this 4th day of November, 2013

12
13 
14 _____
15 JEFF JAMES, CHAIRMAN
16 GARDNERVILLE RANCHOS
17 GENERAL IMPROVEMENT DISTRICT

18 APPROVED as to form and content:

19 
20 _____
21 MICHAEL SMILEY ROWE, ESQ.
22 DEBRA M. AMENS, ESQ.
23 ROWE HALES YTURBIDE, LLP
24 GENERAL COUNSEL TO THE DISTRICT
25
26
27
28

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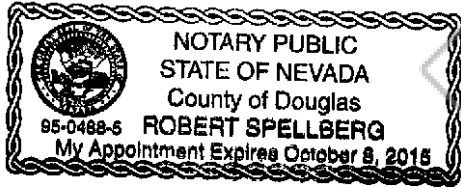
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ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On the 4th day of November, 2013, personally appeared before me a Notarial

Officer in and for Douglas County, JEFF JAMES, Chairman of the GARDNERVILLE RANCHOS
GENERAL IMPROVEMENT DISTRICT Board of Trustees, who satisfactorily proved to me to be the
person described and who executed the above document and who acknowledged to me that he executed
the same for the purposes therein stated.



Robert Spellberg
NOTARY PUBLIC

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EXHIBIT A

**Description
Lot 1B**

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

A parcel of land located within a portion of the Southwest one-quarter (SW) of Section 16, Township 12 North, Range 20 East, Mount Diablo Meridian, described as follows:

Lot 1B as shown on the Anderson Parcel Map filed for record August 10, 1979 in the office of Recorder, Douglas County, Nevada in Book 879, at Page 754, as Document No. 35438.

Assessor's Parcel No. 1220-16-401-002

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