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APN: N/A

When recorded, mail to Grantee.

✓ Clear Creek Partners, LLC  
199 Old Clear Creek Road  
Carson City, NV 89705



KAREN ELLISON, RECORDER

WATER RIGHTS QUITCLAIM DEED

THIS INDENTURE, made and entered into this 19<sup>th</sup> day of Sept, 2014, by and between, CLEAR CREEK RANCH II, LLC, a Nevada Limited Liability Company, CLEAR CREEK GOLF, LLC, a Nevada Limited Liability Company, CLEAR CREEK RESIDENTIAL, LLC, a Nevada Limited Liability Company, and CLEAR CREEK OS, LLC, a Nevada Limited Liability Company, hereinafter referred to as "Grantor", and CLEAR CREEK PARTNERS, LLC, a Delaware Limited Liability Company, hereinafter referred to as "Grantee";

WITNESSETH:

That the said Grantor, for good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents remise, release, and forever quitclaim unto the Grantee, and to its successors and assigns forever, all of the rights of the Grantor to divert from the Clear Creek and its tributaries, situate in Douglas County, Nevada, described as follows:

All of Permit 68066 as filed in the Office of the State Engineer, Division of Water Resources, Carson City, Nevada, on October 8, 2001, consisting of 2.25% of the total flow of the waters of Clear Creek and Tributaries. Together with any change applications thereof.

Said Permit 68066 is a change of the point of diversion, place and manner of use of a portion of the waters as it appears under the Clear Creek Decree Case 1020, State of Nevada, in District County, Second Judicial District County of Ormsby, dated July 22, 1872.

To have and to hold the said water 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 unto the Grantee, its successors and assigns, forever.

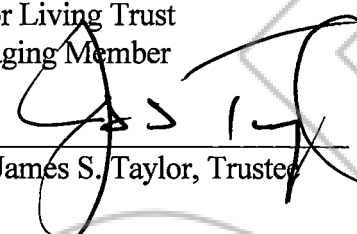
IN WITNESS WHEREOF, the parties hereto have caused their names to be hereunto subscribed the day and year first above written.

GRANTOR:

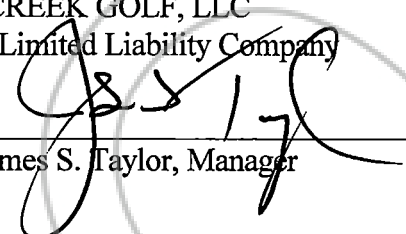
CLEAR CREEK RANCH II, LLC  
a Nevada Limited Liability Company

By: Clear Creek at Tahoe, LLC,  
a Nevada Limited Liability Company  
Its: Sole Member

By: The James S. and Denise G.  
Taylor Living Trust  
Its: Managing Member

By:   
James S. Taylor, Trustee

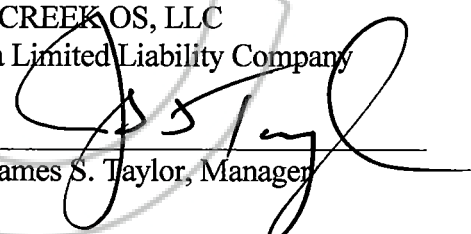
CLEAR CREEK GOLF, LLC  
a Nevada Limited Liability Company

By:   
James S. Taylor, Manager

CLEAR CREEK RESIDENTIAL, LLC  
a Nevada Limited Liability Company

By:   
James S. Taylor, Manager

CLEAR CREEK OS, LLC  
a Nevada Limited Liability Company

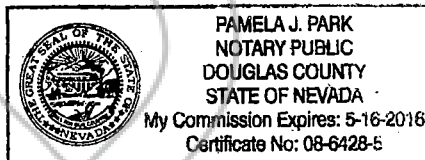
By:   
James S. Taylor, Manager

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on SEPT. 19<sup>TH</sup>, 2014, by JAMES S. TAYLOR, as Trustee of the James S. and Denise G. Taylor Living Trust, in its capacity as Managing Member of Clear Creek at Tahoe, LLC, a Nevada limited Liability company, in its capacity as the Sole Member of CLEAR CREEK RANCH II, LLC, a Nevada limited liability company.

Pamela J. Park

Notary Public

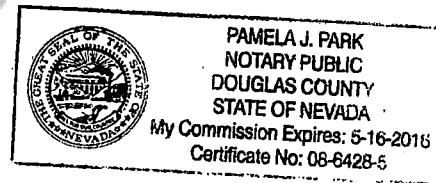


STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on SEPT. 19<sup>TH</sup>, 2014, by JAMES TAYLOR, in his capacity as manager of CLEAR CREEK GOLF, LLC, a Nevada limited liability company.

Pamela J. Park

Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

**FOR RECORDERS OPTIONAL USE ONLY**  
 Document/Instrument#: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**1. Assessor Parcel Number (s)**

- (a) N/A
- (b) \_\_\_\_\_
- (c) \_\_\_\_\_
- (d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Fam Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other water rights only

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \_\_\_\_\_  
 Real Property Transfer Tax Due: \_\_\_\_\_

\$ 0  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ 0

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 0.3  
 b. Explain Reason for Exemption: Recorded Document 825352 - Bankruptcy Reorganization

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 % per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Michelle Godde Capacity Project Coordinator  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)  
 Print Name: Clear Creek Ranch II, LLC  
 Address: 199 Old Clear Creek Rd  
 City: Carson City  
 State: NV Zip: 89705

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Clear Creek Partners, Inc  
 Address: 199 Old Clear Creek Rd  
 City: Carson City  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Michelle Godde Escrow # \_\_\_\_\_  
 Address: 199 Old Clear Creek Rd  
 City: Carson City State: NV Zip: 89705