

**RECORDING REQUESTED BY AND
MAIL TO:**



KAREN ELLISON, RECORDER

✓ Gardnerville Ranchos GID
931 Mitch Drive
Gardnerville, Nevada 89460

Pursuant to NRS 239B.030(4), I affirm that
the instrument contained below (or attached hereto)
does not contain the social security number
of any person.

QUITCLAIM DEED

THIS WATER RIGHTS DEED is made and entered into this 6th day of August, 2014,
by and between RANCHO SIERRA, LLC, a Nevada limited liability company ("Grantor") and the
GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT, a duly formed and
organized general improvement district ("Grantee") whose address is 931 Mitch Drive, Gardnerville,
Nevada, 89460.

WITNESSETH

WHEREAS, Grantee, at its General Business Meeting conducted on 6 August 2014 at a duly
and properly noticed meeting of the Board of Trustees, considered and approved of the annexation
of Grantor's property into the Gardnerville Ranchos General Improvement District ("District"). The
annexation of Grantor's property was conditioned on the dedication of a sufficient quantity and
quality of water to service the Grantor's property; and

WHEREAS, Grantor has agreed to quitclaim to the District all of the water rights owned by
Grantor as identified as a portion of Permit No. 24427, Certificate 7330, issued by the Nevada State
Engineer and consisting of a duty of two-hundred (200) acre feet annually along with a portion of
the diversion rate consisting of 0.276 cfs; and further including a portion of supplemental permit

69233 issued by the Nevada State Engineer consisting of 0.387 cfs. The total combined duty of the described water rights is not to exceed two-hundred (200) acre-feet annually; and

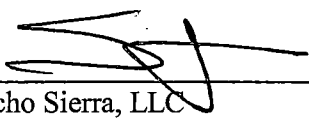
WHEREAS, that Grantor agrees that the annexation of Grantor's property into the District is good and valuable consideration to Grantor, and Grantor acknowledges the receipt thereof as consideration for Grantor's deed of Grantor's permits to the District.

NOW, THEREFORE, for and in consideration of the performance by Grantor and Grantee of the conditions and provisions of the Annexation Agreement for Grantee's real property included into the District, and Grantee's underlying Petition for Inclusion of Real Property into the Gardnerville Ranchos General Improvement District, and each party's compliance therewith, and other good and valuable consideration as is set forth therein, receipt of which is hereby acknowledged, Grantor hereby grants and conveys to Grantee as a portion of Permit No. 24427, Certificate 7330, issued by the Nevada State Engineer and consisting of a duty of two-hundred (200) acre feet annually along with a portion of the diversion rate consisting of 0.276 cfs; and further including a portion of supplemental permit 69233 issued by the Nevada State Engineer and consisting of 0.387 cfs. The total combined duty of the described water rights is not to exceed two-hundred (200) acre-feet annually to be used for the Grantee's benefit.

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 subject to the terms, conditions and provisions of the Annexation Agreement executed by Grantee and Grantor and Grantor's approval of Grantee's Petition for Annexation of the referenced parcel number; all of which conditions of approval are incorporated herein by this reference.

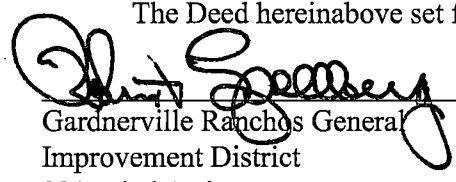
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED this 5 ^{Sept} day of ~~August~~, 2014.



Rancho Sierra, LLC
by its Managing Member, The Sierra Signature Group, LLC,
a Nevada Limited Liability Company, by its
Manager, Steven V. Ryckebosch,
Grantor

The Deed hereinabove set forth is hereby accepted this 6th day of August, 2014.




Gardnerville Ranchos General
Improvement District
931 Mitch Drive
Gardnerville, Nevada 89460
Grantee

ACKNOWLEDGEMENT

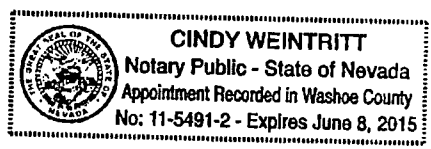
STATE OF NEVADA)
)ss.
COUNTY OF DOUGLAS)

On ~~August~~ ^{Sept} 5, 2014, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared Steven Ryckebosch, known to me to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged that he/she(they) executed the same.

WITNESS my hand and official seal.



NOTARIAL OFFICER



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) 1220-28000-005
 (b) _____
 (c) _____
 (d) _____

2. Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input checked="" type="checkbox"/> Other	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 2

b. Explain Reason for Exemption: Dedicated water rights to governmental Agency

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 [Signature] Capacity District Manager

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

Print Name: Rancho Sierra LLC

Address: 795 Reed St

City: Carson City, NV

State: NV Zip: 89701

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: Carsonville Ranches LLC

Address: 931 Mitch Dr

City: Carsonville

State: NV Zip: 89460

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

Print Name: Robert T. Spellberg Escrow # _____

Address: 931 Mitch Dr

City: Carsonville State: NV Zip: 89460