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Assessor's Parcel Number: 1220-28-000-005

Recording Requested By:

Name: Gardnerville Ranchos (I)

Address: 931 Mitch Pt

City/State/Zip Gardnerville, NV 89460

Real Property Transfer Tax:

DOUGLAS COUNTY, NV 2014-850319  
Rec:\$18.00  
Total:\$18.00 10/03/2014 11:15 AM  
GARDNERVILLE RANCHOS GID Pgs=5



KAREN ELLISON, RECORDER

\$ \_\_\_\_\_

Order of Annexation

(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.*

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**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 ("Petition") was submitted by Rancho Sierra, LLC, on 17 January 2014, requesting the inclusion into the DISTRICT of the real property described in the Petition and in Exhibit "A" attached hereto. The property sought to be annexed into the District is identified as Douglas County Nevada Assessor's Parcel No. ("APN") 1220-28-000-005; 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 6 August 2014, the Petition into the DISTRICT was approved subject to the conditions of approval; and

**WHEREAS**, the Board had previously fixed the date and time of Wednesday, 6 August 2014, 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; and

**WHEREAS**, the Board on 6 August 2014, acted to approve the Petition into the DISTRICT submitted by the fee owner of the property, to wit: Rancho Sierra, LLC; and

**WHEREAS**, prior to the Petition being heard by the Board, the DISTRICT Manager caused notice to be given of the time, place and date of the meeting at which the Petition would be considered.

No person listed in the Petition as a fee owner sought to have any portion of the property withdrawn.

Mailing Address  
P.O. Box 2080  
Mindeni, NV 89423  
Facsimile (775)782-3685

Rowe Hales Yturbe  
Attorneys At Law

Physical Address  
1638 Esmeralda Avenue  
Mindeni, NV 89423  
(775) 782-8141

Mailing Address  
P.O. Box 2080  
Minden, NV 89423  
Facsimile (775)782-3685

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Further, the parcel so included is capable of being served by the facilities of the DISTRICT, and the parcel described would be benefitted by inclusion within the DISTRICT. Similarly, the DISTRICT would be benefitted by the property being included within the DISTRICT; and

**WHEREAS**, at the public hearing conducted on the Petition the public was invited to comment either in favor of or against the Petition. After hearing no public comment in opposition to the Petition, the public hearing was closed by the Chairman of the Board. Thereafter, the Board acted to include the property described in the Petition, subject to compliance with the requirements of the Policies and Procedures Manual, as amended from time to time, and the conditions of approval set forth in this Order and in the Annexation Agreement. The Board further authorized the Chairman of the Board to sign this Order of Annexation upon all conditions having been met. The Board determined that an annexation agreement was required in this annexation; and

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

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

**WHEREAS**, the Board orders that the annexation be granted, and this Order recorded, only upon the Petitioner's compliance with the Conditions of Annexation set forth herein and in the Annexation Agreement, and compliance with all applicable ordinances and resolutions of Douglas County and the Policies and Procedures Manual of the DISTRICT, as amended from time to time.

1 Thereafter, this Order shall be recorded with the Office of the Recorder of Douglas County, Nevada.

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

4  
5 1. The property ordered to be included, described the Petition, and in Exhibit "A"  
6 to this Order, is included within the DISTRICT upon the Petitioner's compliance with the following  
7 conditions:

8 A. The Petitioner shall execute an Annexation Agreement approved by the  
9 District Manager and the District's general counsel.


10 B. The Petitioner shall meet and comply, on an ongoing basis, with the  
11 requirements of the DISTRICT's Policies and Procedures Manual which contains the calculation, and  
12 the required payment, of the applicable water and sewer connection fees.

13 C. Upon compliance with the requirements of the Annexation Agreement,  
14 the Policies and Procedures Manual, and this Order, this Order shall be recorded, and the property of the  
15 Petitioner's shall be annexed into the GARDNERVILLE RANCHOS GENERAL IMPROVEMENT  
16 DISTRICT.  
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18 DATED: this 3<sup>rd</sup> day of October, 2014

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22 \_\_\_\_\_  
23 JEFF JAMES, CHAIRMAN  
24 GARDNERVILLE RANCHOS  
25 GENERAL IMPROVEMENT DISTRICT

26 APPROVED as to form and content:

27   
28 \_\_\_\_\_  
MICHAEL SMILEY ROWE, ESQ.  
ROWE HALES YTURBIDE, LLP  
GENERAL COUNSEL TO THE DISTRICT

Mailing Address  
P.O. Box 2080  
Minden, NV 89423  
Facsimile (775)782-3685

Rowe Hales Yturbide  
Attorneys At Law

Physical Address  
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Minden, NV 89423  
(775) 782-8141

