

RECORDING REQUESTED BY AND  
MAIL TO:

Town of Gardnerville  
1407 Hwy. 395 North  
Gardnerville, NV 89410



KAREN ELLISON, RECORDER

E02

WATER RIGHTS GRANT, BARGAIN, SALE DEED

COMES NOW, Michael W & Annette S. Philips, hereinafter referred to as "Grantor"  
and the TOWN OF GARDNERVILLE, hereinafter referred to as "TOWN" and/or "Grantee", and for  
good and valuable consideration, the terms of which are as set forth hereinbelow, receipt of which is  
hereby acknowledged, by this Deed convey(s) to Grantee as its sole and separate property the water  
right described hereinbelow:

WITNESSETH

WHEREAS, Grantor owns a certain surface water right as decreed from the Alpine Decree,  
Civil No. D-183 BRT, which may be identified as Right Number 343-000-a -2 appurtenant to  
1320-32-815-004 & 005  
Douglas County Assessor's Parcel Number 25-305-07, which right is the subject of a general  
assessment from the United States District Court Water Master. Grantor is also identified by  
Claimant Number 000600; and

WHEREAS, Grantor desires to convey, and Grantee desires to accept, all that water right of  
the Grantor referenced within this Deed; and

WHEREAS, upon the recordation of this Deed, Grantee shall take all steps necessary to record

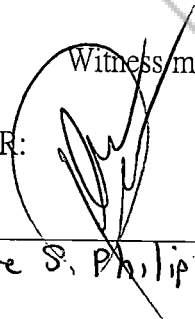
this Deed, and to notify the United States District Court Water Master and the Nevada Division of Water Resources of the conveyance of the water right of Grantor to Grantee.

NOW, THEREFORE, for and in consideration of Grantee's payment of all general assessment by the United States District Court Water Master due, and to become due in the future, and other good and valuable consideration as is set forth herein, receipt of which is hereby acknowledged, Grantor hereby grants and conveys to Grantee Water Right Number 343-000-a -2 appurtenant to Douglas County Assessor's Parcel Number 1320-32-815-004 & 005 25-305-07, which right may also be referenced by Grantor's Claimant Number of 000600. Upon Grantor's recordation of this Deed, and Grantee's notification to the United States District Court Water Master and the Nevada Division of Water Resources, the water right transferred hereby shall become the property of the Grantee, which shall be solely responsible hereinafter for the payment of any and all general assessments due, or to become due, to the United States District Court Water Master for the water right transferred herein.


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.

Witness my hand this 4<sup>th</sup> day of NOVEMBER, 2014.

GRANTOR:

  
\_\_\_\_\_  
Annette S. Philips

GRANTOR:

  
\_\_\_\_\_  
Michael Philips

The Deed hereinabove set forth is hereby accepted this 4<sup>th</sup> day of NOVEMBER, 2014.

T. Dallaire  
GARDNERVILLE TOWN MANAGER  
Tom Dallaire

ACKNOWLEDGEMENT

STATE OF NEVADA    )  
                                  ) ss.  
COUNTY OF DOUGLAS )

On NOVEMBER 4<sup>th</sup>, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared THOMAS A. DALLAIRE known to me to be the signer(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.

Marie L. Nicholson  
NOTARY PUBLIC MARIE

# 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) 1220-32-815-004 & 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 <u>water right</u>	

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: for benefit of town

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 375.080, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: Mr & Mrs Philips  
 Address: 1434 Douglas Ave  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: Town of Gardnerville  
 Address: 1407 Hwy 395N  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_