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APN: 1219-14-002-005

Recording Requested by
and When Recorded Mail to:

Michael L. Matuska, Esq.
MATUSKA LAW OFFICES, LTD.
937 Mica Drive, Suite. 16A
Carson City, NV 89705



KAREN ELLISON, RECORDER

I, the undersigned, hereby affirm that this document
submitted for recording does not contain the Social
Security number of any person or persons.
(Per NRS 239B.030)

(Signature)

ALLAN DAY SAPP, TRUSTEE
(Print Name & Title)

WATER RIGHTS DEED

THIS INDENTURE, made and entered into this 16 day of December
2014, by and between ALLAN DAY SAPP and PATRICIA JEAN SAPP, Trustees of the
Allan & PJ Sapp Family Trust, u/i/d May 13, 2008, hereinafter referred to as "GRANTOR,"
and JAMES W. BENTLEY and MARYANN BENTLEY, as Trustees of the Bentley Family
1995 Trust, hereinafter referred to as "GRANTEE."

WITNESSETH:


That for other good and valuable consideration, the receipt of which is hereby
acknowledged said GRANTOR, does by these presents grant, bargain, and sell to the
GRANTEE, and to his successors, heirs, and assigns forever, any and all water rights
appurtenant to that certain real property situate in the County of Douglas, State of Nevada,
described as follows:

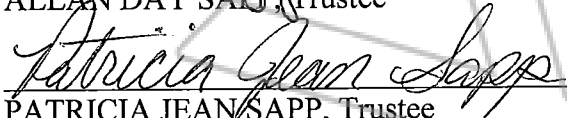
5.00 acre feet of water rights assigned Claim No. V-04594 ("Water Right") by the
Nevada State Engineer, said Water Right being appurtenant to property located at 845
Sheridan Lane, Gardnerville, Douglas County, Nevada, the same being Douglas County
Assessor's Parcel Number 1219-14-002-005.

TOGETHER WITH, all and singular, the tenements, hereditaments, and
appurtenances thereunto belonging or in anywise appertaining, and the reversion and
reversions, remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said water rights and the appurtenances, unto the said GRANTEE, and to his successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has hereunto executed this WATER RIGHTS DEED the day and year first written above.



ALLAN DAY SAPP, Trustee


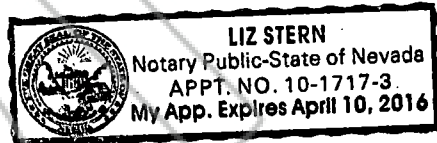
PATRICIA JEAN SAPP, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 16th day of Dec. 2014, by ALLAN DAY SAPP, as Trustee of the Allan & PJ Sapp Family Trust, u/i/d May 13, 2008.

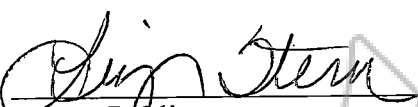


Notary Public



STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 16th day of Dec. 2014, by PATRICIA JEAN SAPP, as Trustee of the Allan & PJ Sapp Family Trust, u/i/d May 13, 2008.



Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

FOR RECORDERS OPTIONAL US ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. **Assessor Parcel Number(s)**
- (a) 1219-14-002-005
- (b) _____
- (c) _____
- (d) _____

2. **Type of Property:**
- | | | | |
|---|--------------------|------------------------------|-------------------------|
| (a) <input type="checkbox"/> | Vacant Land | (b) <input type="checkbox"/> | Single Family Residence |
| (c) <input type="checkbox"/> | Condo/Townhouse | (c) <input type="checkbox"/> | 2-4 Plex |
| (e) <input type="checkbox"/> | Apartment Building | (f) <input type="checkbox"/> | Commercial/Industrial |
| (g) <input type="checkbox"/> | Agricultural | (h) <input type="checkbox"/> | Mobile Home |
| (i) <input checked="" type="checkbox"/> | Other | | |

3. **Total Value/Sales Price of Property:** \$5,000
- Deed in Lieu of Foreclosure Only (Value of property) \$ _____
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$19.50

4. **If Exemption Claimed:**
- (a) Transfer Tax Exemption, per NRS 375.090, Section: _____
- (b) Explain Reason for Exemption: _____

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 *Allan Sapp* Capacity *Attorney*

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Allan & PJ Sapp Family Trust

Address: 839 Sheridan Lane

City: Gardnerville

State: NV **Zip:** 89460

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Bentley Family 1995 Trust

Address: 853 Sheridan Lane

City: Gardnerville

State: NV **Zip:** 89460

COMPANY/PERSON REQUESTING RECORDING
(Required if not the Seller or Buyer)

Print Name: Michael L. Matuska, Esq. **Escrow #** _____

Address: 937 Mica Drive, Suite 16-A

City: Carson City **State:** NV **Zip:** 89705