

DOUGLAS COUNTY, NV

2015-870677

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

10/05/2015 01:41 PM

FIRST AMERICAN TITLE STATELINE

KAREN ELLISON, RECORDER

E03

APN 1220-17-615-021  
PERMIT NO. 61765  
CERTIFICATE NO. 15998

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Maryanne Road, LLC  
1627 US HWY 395 N  
Minden NV 89423

**MAIL TAX STATEMENTS TO:**

Maryanne Road, LLC  
1627 US HWY 395 N  
Minden, NV 89423

**WATER RIGHTS QUIT CLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JADI LIMITED PARTNERSHIP, a Nevada Limited Partnership, through its General Partner ROSEE CORP., as owner of water rights under Permit No. 61765 appertaining to Assessor's Parcel No. 1220-17-615-021, DOES HEREBY QUIT CLAIM to MARYANNE ROAD, LLC, a Nevada Limited Liability Company, the following described water rights:

All of the State of Nevada, Division of Water Resources, Permit No. 61765, an amount not to exceed 20.0 acre feet annually, together with a proportionate share of the rate of diversion, as more particularly described in the State of Nevada Certificate of Appropriation of Water, Certificate No. 15998, as attached hereto as Exhibit A; and

A portion of the following described surface Water Right as adjudicated in "*United States of America, Plaintiff v. Alpine Land and Reservoir Company, a Corporation et al, Defendants*" the United States District Court for the District of Nevada, Civil No. D-183 BRT:

Carson River Claim No. 258, being 20.70 acres in the SW NE Section 17, T12N, R20E MDB & M. (Right 258-000-00-2), as referenced on the Notice attached hereto as Exhibit B

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TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said water rights, together with the appurtenance, unto said parties and to their survivors, heirs, assigns and successors forever.

DATED: Oct 2<sup>nd</sup>, 2015

✓ Bruce O. Hibbs  
JADI LIMITED PARTNERSHIP  
BY: ROSEE CORPORATION, General Partner  
BRUCE O. HIBBS, ~~Manager~~ President

STATE OF NEVADA )  
 )ss.  
COUNTY OF DOUGLAS )

LAFF  
3

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_ 2015, by BRUCE O. HIBBS.

See Below  
NOTARY PUBLIC

[SEAL]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ROB W. BOLTON  
Commission # 1990793  
Notary Public - California  
San Bernardino County  
My Comm. Expires Sep 10, 2016

State of California  
County of San Bernardino  
On 10-2-15 before me, Rob W Bolton, Notary Public,  
personally appeared Bruce O. Hibbs 2  
who proved to me on the basis of satisfactory evidence to be the person(s)  
whose name(s) is/are subscribed to the within instrument and acknowledged  
to me that he/she/they executed the same in his/his/their authorized capacity(ies),  
and that by his/his/their signature(s) on the instrument the person(s), or the entity  
upon behalf of which the person(s) acted, executed the instrument.  
I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.  
WITNESS my hand and official seal. [Signature]

EXHIBIT A

Permit No. 61765 Certificate No. 15998 Book 70 Page 15998

THE STATE OF NEVADA

CERTIFICATE OF APPROPRIATION OF WATER

WHEREAS, B.J. Vasey, Agent, has presented to the State Engineer of the State of Nevada Proof of Application of Water to Beneficial Use, from an underground source, through a drilled well, pump and sprinkler system for irrigation and domestic purposes. The point of diversion of water from the source is as follows:

SW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> Section 17, T.12N., R.20E., M.D.B.6M., or at a point from which the NE<sup>1</sup>/<sub>4</sub> corner of said Section 17 bears N. 12°20'52" W., a distance of 2,222.24 feet situated in Douglas County, State of Nevada.

NOW KNOW YE, That the State Engineer, under the provisions of NRS 533.425, has determined the date, source, purpose, amount of appropriation, and the place where such water is appurtenant, as follows:

Name of appropriator: Rose E. Taylor Trust  
 Source: Underground  
 Manner of Use: Irrigation and Domestic  
 Amount of appropriation: 0.188 c.f.s., but not to exceed 20.0 acre-feet annually  
 Period of use: January 1st to December 31st of each year  
 Date of priority of appropriation: \*August 17, 1976

Description of land to which the water is appurtenant:

Supplemental Acreage

PERMIT	PLACE OF USE						CLAIM
							258
61765	SUBD			TWP	RGE	CARSON	
ACRES	1/4	1/4	SEC	(N)	(E)	RIVER	
5.00	SW	NE	17	20	20	5.00	
5.00	--- TOTAL ACRES ---					5.00	

\*This certificate changes the point of diversion and place of use of a portion of Permit 44310, Certificate 11214, which changed the point of diversion and place of use of a portion of Permit 30525, therefore, the date of priority remains the same as Permit 30525.

This certificate is issued subject to the terms of the permit with the understanding that the total duty of water shall not exceed 4.0 acre-feet per acre per annum from any and/or all sources.

The right to water hereby determined is limited to the amount which can be beneficially used, not to exceed the amount above specified, and the use is restricted to the place and for the purpose as set forth herein.

IN TESTIMONY WHEREOF, I, HUGH RICCI, State Engineer of Nevada, have hereunto set my hand and the seal of my office, this 17th day of January, A.D., 2002.

cmf/ps

*Hugh Ricci, P.E.*  
 State Engineer

EXHIBIT B

United States District Court  
**WATER MASTER**

**CARSON RIVER**  
 IN THE DISTRICT COURT OF THE UNITED STATES  
 IN AND FOR  
 THE DISTRICT OF NEVADA  
 IN EQUITY DOCKET NO. D-183  
 VS.  
 THE UNITED STATES OF AMERICA, PLAINTIFF  
 VS.  
 ALPINE LAND & RESERVOIR COMPANY,  
 A CORPORATION, ET AL., DEFENDANTS

290 SOUTH ARLINGTON AVENUE  
 RENO, NEVADA 89501  
 PHONE 784-3241

**TRUCKEE RIVER**  
 IN THE DISTRICT COURT OF THE UNITED STATES  
 IN AND FOR  
 THE DISTRICT OF NEVADA  
 IN EQUITY DOCKET NO. A4  
 VS.  
 THE UNITED STATES OF AMERICA, PLAINTIFF  
 VS.  
 ORR WATER DITCH COMPANY, ET AL., DEFENDANTS

JADI LIMITED PARTNERSHIP  
 c/o JOAN C. ERICAIT  
 P.O. BOX 646  
 CARSON CITY

NV 89703

REF: CLAIMANT# 601701  
 PAGE 6 03/31/15

**OFFICE OF THE WATER MASTER**  
**CARSON RIVER AND TRIBUTARIES**  
 FOR THE FISCAL YEAR 10/1/14 TO 9/30/15  
**NOTICE # 1**

An order was made and entered in the above entitled action on  
 the find heretofore established to pay the expense of conducting the Water Master's office, in which order you are required to pay to the Water Master your pro-rata share of the  
 administration of the Water Master's office on or before  
 is as follows, to wit:

03/30/15

\* creating and assessment to replenish  
 From the records of this office, your pro-rata share of said costs of administration

RIGHT 258-000-00-2 APN# 17-615-021

20.70 ACRES

TOTAL

20.70 ACRES

	PAST DUE	CURRENT DUE	SUB TOTAL	TOTAL DUE
GENERAL ASSESSMENT	\$ 6.00	\$ 81.04	\$ 87.04	
<b>TOTAL AMOUNT DUE THIS OFFICE</b>				<b>\$ 87.04</b>

\* If any of the above-mentioned sums so assessed, apportioned and allowed, remain unpaid 30 days after the date mentioned for the payment thereof, attachment for contempt may issue against the parties failing to make any payments as so ordered to be made, and execution may issue for the recovery, satisfaction, or obtaining payment thereof against the parties, intervenors or persons liable for the payment thereof as above allowed, and against their rights, titles and interests in the said lands, ditches, water and water rights and works, and other property, whether conveyed after the commencement of this suit or not; and the same may be seized and sold to pay and satisfy said amounts so allowed and remaining unpaid, and costs the same as in cases for foreclosure or mortgages or liens, or upon judgments in ordinary actions at law or in equity; and the Water Master is hereby authorized and empowered to turn off the water of any party so failing to make any payment or payments assessed against him or her or his or her water rights herein as the time or times at which the same should be turned off, and such water to remain shut off until such time as any such payment shall be made, and the costs of shutting off such water shall also be assessed against any such party.

"The Water Master must be notified by the parties when title to a water right is changed. The Water Master shall not be required to deliver water to any new owner unless this provision is complied with." Extracted from Court Order.

**TO ENSURE PROPER CREDIT, PLEASE RETURN SECOND COPY OF THIS NOTICE WHEN MAKING PAYMENT.**

Make all Checks and Money Orders payable to "Office of the Water Master"

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-17-615-021
- 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

**FOR RECORDERS OPTIONAL USE**

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of \$ \_\_\_\_\_)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 3
- b. Explain reason for exemption: Transfer tax paid through concurrent deed

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 parties agree that 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: Gen Agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Jadi Limited Partnership  
Address: P.O. Box 429  
City: Nehalem  
State: OR Zip: 97131

Print Name: Maryanne Road, LLC.  
Address: 1627 US Hwy 395 N  
City: Minden  
State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
Print Name: Company  
Address: P.O. Box 645  
City: Zephyr Cove

File Number: 141-2491712 NMP/NMP  
State: NV Zip: 89448

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)