

2495716-JL

APN: 1219-14-002-006

DOUGLAS COUNTY, NV	<b>2016-880105</b>
RPTT:\$0.00 Rec:\$15.00	04/29/2016 11:18 AM
\$15.00 Pgs=2	FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER	E03

Recording Requested by  
and When Recorded Mail to:

Allan D. Sapp  
850 Sheridan Lane  
Gardnerville, NV 89460

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)

JIM BENTLEY  
(Print Name & Title) TRUSTEE

THIS INSTRUMENT IS BEING RECORDED  
AS AN ACCOMODATION ONLY. NO  
LIABILITY EXPRESSED OR IMPLIED, IS  
ASSUMED BY FIRST AMERICAN TITLE CO.

**WATER RIGHTS DEED**

THIS INDENTURE, made and entered into this 17<sup>th</sup> day of June, 2015, by and  
between JAMES W. BENTLEY and MARYANN BENTLEY, as trustees of the Bentley  
Family 1995 Trust, hereinafter referred to as "GRANTOR," and ALLAN DAY SAPP and  
PATRICIA JEAN SAPP, Trustees of the Allan & PJ Sapp Family Trust, u/i/d 05/13/08,  
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:

20.00 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 839  
Sheridan Lane, Gardnerville, Douglas County, Nevada, the same being Douglas County  
Assessor's Parcel Number 1219-14-002-006.

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.

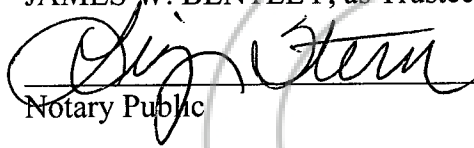
IN WITNESS WHEREOF, the GRANTOR has hereunto executed this WATER RIGHTS DEED the day and year first written above.

  
\_\_\_\_\_  
JAMES W. BENTLEY, Trustee

  
\_\_\_\_\_  
MARYANN BENTLEY, Trustee

STATE OF NEVADA                    )  
  ) ss.  
COUNTY OF DOUGLAS            )

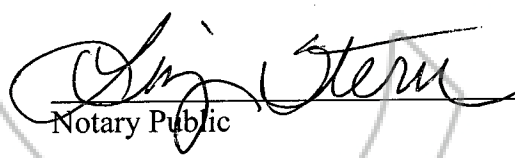
This instrument was acknowledged before me on the 17<sup>th</sup> day of June, 2015, by JAMES W. BENTLEY, as Trustee of the Bentley Family 1995 Trust.

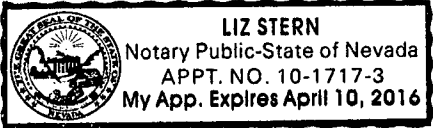
  
\_\_\_\_\_  
Notary Public



STATE OF NEVADA                    )  
  ) ss.  
COUNTY OF DOUGLAS            )

This instrument was acknowledged before me on the 17<sup>th</sup> day of June, 2015, by MARYANN BENTLEY, as Trustee of the Bentley Family 1995 Trust.

  
\_\_\_\_\_  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 1219-14-002-006  
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

<b>FOR RECORDERS OPTIONAL USE</b>
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: \$0.0  
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: to remove option agreement recorded 6-9-15 as instrument number 863715

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

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

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

The Allan & PJ Sapp Family Trust  
Print Name: Agreement  
The Allan & PJ Sapp Family Trust  
Address: Agreement  
City: Gardnerville  
State: NV Zip: 89460

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

The Allan & PJ Sapp  
Print Name: Family Trust Agreement  
Address: 850 Sheridan  
City: Gardnerville  
State: NV Zip: 89460

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

First American Title Insurance  
Print Name: Company  
Address 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2495716 JL/JL  
State: NV Zip: 89423

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