

171

RECORDING REQUESTED BY AND  
MAIL TO:



00046665201608910410050054

KAREN ELLISON, RECORDER

E02

Gardnerville Ranchos GID  
931 Mitch Drive  
Gardnerville, NV 89460

**GRANT, BARGAIN AND SALE DEED  
WATER RIGHTS**

**COMES NOW, Fin and Joann Hernandez**, which may hereinafter be referred to as "Grantor", and Gardnerville Ranchos General Improvement District As "Grantee", and for good and valuable consideration, the terms of which are as set forth herein below, receipt of which is hereby acknowledged, by this Deed convey(s) to Grantee as its sole and separate property the water right described herein below:

**WITNESETH**

**WHEREAS**, Grantor owns a certain water right which may be identifies as Right Number **279-000-00-17** appurtenant to Douglas County Assessor's Parcel **1220-09-411-007** in the amount of **0.34 acres**, which right is the subject of a general assessment from the United States District Court Water Master. Grantor is also identified by Claimant Number **001607**; 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 assessments by the United State District Court Water Master due, and to become due in the future, and other good and valuable consideration is set forth herein, receipt of which is hereby acknowledged, Grantor hereby grants and convey to Grantee Water Right Number

**0.34 acres, which right may also be referenced by Grantor's Claimant Number of 001607.**

Upon Grantee'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 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, remainder, rents, issues or profits thereof.

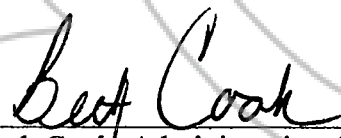
DATED this 9<sup>th</sup> day of November 2016.

  
\_\_\_\_\_  
Fin Hernandez

  
\_\_\_\_\_  
Joann Hernandez

Grantor(s)

The Deed hereinabove set forth is hereby accepted this 9<sup>th</sup> day of November 2016

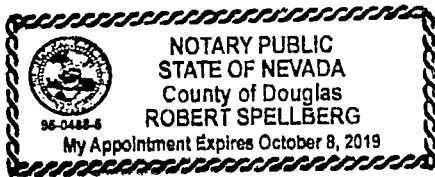
  
\_\_\_\_\_  
Beth Cook, Administrative Assistant  
Gardnerville Ranchos General Improvement District  
Grantee

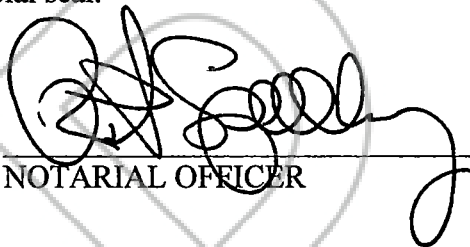
279-000-00-17 Appurtenant to Assessor's Parcel Number 1220-09-411-007 for  
ACKNOWLEDGEMENT

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF DOUGLAS        )

On November 9, 2017, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared Beth Cook, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he /she executed the same.

WITNESS and hand and official seal.



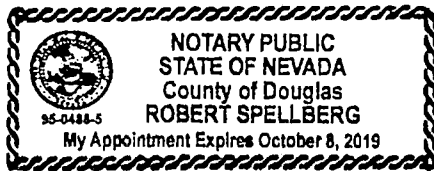
  
\_\_\_\_\_  
NOTARIAL OFFICER

ACKNOWLEDGEMENT

STATE OF NEVADA            )  
  )ss.  
COUNTY OF DOUGLAS        )

On November 9, 2016, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared **Fin and Joann Hernandez**. Known to me to be the person whose name is subscribed to the within instrument and Acknowledged that he/she executed the same.

WITNESS and hand and official seal.



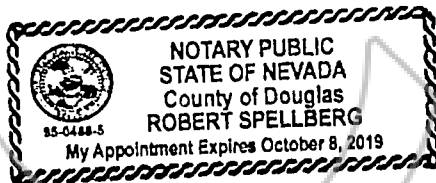
*Robert Spellberg*  
\_\_\_\_\_  
NOTARIAL OFFICER

ACKNOWLEDGEMENT

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF DOUGLAS        )

On, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared , known to me to be the person whose name is subscribed to the within instrument and acknowledged that he /she executed the same.

WITNESS and hand and official seal.



*Robert Spellberg*  
\_\_\_\_\_  
NOTARIAL OFFICER

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-09-411-007  
 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 Right

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>to G.I.D. [Signature]</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: From parents party to local gov't  
Donation

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 G.I.D.

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Fra Hernandez  
 Address: 1221 Sierravista  
 City: G'ville  
 State: NV Zip: 89460

Print Name: G.I.D.  
 Address: 931 Mitch Dr  
 City: G'ville  
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: [Signature] Escrow # \_\_\_\_\_  
 Address: 931 Mitch Dr  
 City: G'ville State: NV Zip: 89460

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