

16-
RECORDING REQUESTED BY AND
MAIL TO:

FOI



KAREN ELLISON, RECORDER

E02

Gardnerville Ranchos GID
931 Mitch Drive
Gardnerville, NV 89460

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

COMES NOW, Douglas and Mary Wickham, 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 **257-000-A-1** appurtenant to Douglas County Assessor’s Parcel **27-621-01** in the amount of **0.35 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 **000881**; 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.

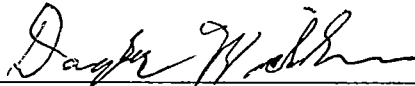
NOW, THEREFORE, for and in consideration of Grantee’s payment of all general assessments by the United State District Court Water Master due, and to become due in the future, and other good and valuable consideration is set forth herein, receipt of which is hereby acknowledged, Grantor hereby grants and convey to Grantee Water Right Number **257-000-A-1** Appurtenant to Assessor’s Parcel Number **27-621-01** for

0.35 acres, which right may also be referenced by Grantor's Claimant Number of 000881.

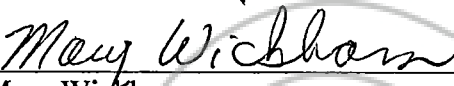
Upon Grantee's recordation of this Deed, and Grantee's notification to the United States District Court Water Master and the Nevada Division of Water Resources, the water right transferred hereby shall become the property of Grantee, which shall be solely responsible hereinafter for the payment of any 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 6th day of December 2016.



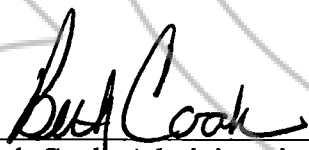
Douglas Wickham



Mary Wickham

Grantor(s)

The Deed hereinabove set forth is hereby accepted this 6th day of December 2016



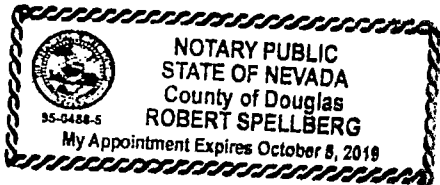
Beth Cook, Administrative Assistant
Gardnerville Ranchos General Improvement District
Grantee

ACKNOWLEDGEMENT

STATE OF NEVADA)
)ss.
COUNTY OF DOUGLAS)

On December 6, 2016, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared ~~Douglas~~ and **Mary Wickham**. 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

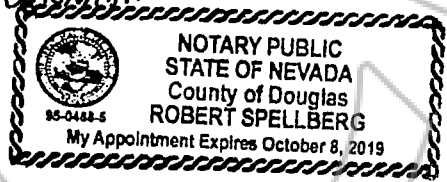
NOTARIAL OFFICER

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 ^M known to me to be the person whose name is subscribed to the within instrument and acknowledged that he /she executed the same.

** Douglas Wickham* WITNESS and hand and official seal.



Robert Spellberg

NOTARIAL OFFICER

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) N/A
 (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 RIGHTS</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: Transferred to local Government

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: [Signature] Capacity: DISTRICT MANAGER

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

Print Name: Douglas + Mary Wickham

Address: 1202 Kingston way

City: Gardnerville

State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: Gardnerville Ranchos (LLC)

Address: 931 Mitch Dr

City: Gardnerville

State: NV Zip: 89460

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

Print Name: Robert Spellberg Escrow # _____

Address: 931 Mitch Dr

City: Gardnerville State: NV Zip: 89460