

DOUGLAS COUNTY, NV
RPTT:\$846.30 Rec:\$16.00
\$862.30 Pgs=3 2017-896715
03/31/2017 02:53 PM
RELIANT TITLE - RENO
KAREN ELLISON, RECORDER

RPPT: \$ 846.30
APN N/A

**WHEN RECORDED, MAIL TO:
MAIL TAX STATEMENTS TO:**

Clear Creek Residential
c/o CH Funding III, LP
1111 W. 11th Street
Austin, TX 78703

Attn: Leisha Ehlert

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

This instrument is being recorded as an "Accommodation Only" by Reliant Title Insurance Company and has not been examined as to its validity, execution or its effect upon title, if any.

WATER RIGHTS DEED

This WATER RIGHTS DEED is made by SCHNEIDER FAMILY TRUST dated **September 18, 2013** ("Grantor"), in favor of **CLEAR CREEK RESIDENTIAL, LLC**, a Delaware limited liability company ("Grantee").

NOW, THEREFORE, Grantor, for valuable consideration, receipt of which is hereby acknowledged, does hereby release and forever grant, bargain and sell to Grantee, all of Grantor's right, title and interest in and to the following water rights situate in the County of Douglas, State of Nevada, described as follows:

All of that portion of the Grantor's water rights derived from Clear Creek set forth in the Decree of Court, Case No. 1020, State of Nevada, in District Court, in what was then Second Judicial District, County of Ormsby dated July 22, 1872, (hereinafter referred to as the "Clear Creek Decree") which is not less than 6.25% of Clear Creek, including any pipelines, ditch rights and easements for transporting Clear Creek water that currently run with the land conveyed herein. As noted in the Clear Creek Decree, such portion of the Decreed water rights includes any and all incidental stock water allocated to the predecessor of Grantor and is included in Grantor's conveyance herein.

Such grant shall include an exclusive easement for the purpose of transporting water from Clear Creek or its tributary through an 8 inch pipe or open ditch to Parcel 1 as set forth on the certain tentative Map of Division into Large Parcels for the Estate of Harry R. Schneider being a portion of Sections 2, 3, 4, 9, 10 & 15 Township 14 North, Range 19 East, M.D.B.&M. filed for record in the office of County Recorder of Douglas County, State of Nevada on January 24, 2000, in Book 0100, at Page 3481, as Document No. 484935.

This easement shall be 20 feet wide, the centerline of which is described as follows:

That portion of Section 4, 9, and 10, Township 14 North, Range 19 East, M.D.B.&M., located in the County of Douglas, State of Nevada, described as follows:

A 20-foot-wide easement, the centerline of which is an existing 8 inch pipe and open ditch, more particularly described as follows:

Beginning at a point which is approximately 3300 feet North along the Section line from the Section corner common to 4, 5, 8, and 9, T. 14 N., R. 19 E., M.D.B.&M., as shown on Document No. 484935, thence through the following courses:

1. Southeasterly through Section 4 meandering through gullies following existing contour lines to establish constant flow to a point approximately 500 feet from the South line of Section 4, said point being the end of an 8 inch pipeline and the beginning of an open ditch;

2. Southeasterly through Section 4, 9, and 10 to the 1/4 line of Section 10 and end of description.

The present method of transporting the water is partly an 8 inch pipe and partly through an open ditch. The owner of this Parcel 1 will consent that the owner of Parcel 2 of the same large parcel map described above may move this easement in the future due to development of Parcel 2 of the same large parcel map as described above. However, any movement of the water pipe or ditch easement will be done upon the following conditions:

- a. The Parcel 2 owner to pay for all costs of the movement of the easement
- b. The Parcel 2 owner may change the open ditch to an 8 inch buried pipe.
- c. The original point of diversion of the 8 inch pipe may not be moved and the point where the easement and water line presently leave Parcel 2 and enter Parcel 1 will not be changed.
- d. The present water capacity of the 8 inch line and the flow of water off Parcel 2 into Parcel 1 shall be diminished.

The above metes and bounds description appeared previously in that certain instrument, recorded in the office of the County Recorder of Douglas County, Nevada, on June 13, 2000, as Document No. 0493892, of Official Records.

No other water rights owned by Grantor are conveyed by this Water Rights Deed to Grantee other than the water rights referred to herein.

This Water Rights Deed is dated this 30 day of March, 2017.

GRANTOR:

**SCHNEIDER FAMILY TRUST dated
September 18, 2013**

By: Rebecca Ann Schneider
Rebecca Ann Schneider, Co-Trustee

By: Troy Schneider
Troy Schneider, Co-Trustee

STATE OF NEVADA)
COUNTY OF Washoe)

This instrument was acknowledged before me on March 30, 2017, by Rebecca Ann Schneider and Troy Schneider, the Co-Trustees of the **SCHNEIDER FAMILY TRUST dated September 18, 2013.**



[Signature]
Notary Public
My Commission Expires: 5/13/2020

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-10-002-001
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Sgl. Fam. Residence |
| 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 |
| <input checked="" type="checkbox"/> Other: <u>Water Rights</u> | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$216,667.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$216,667.00
 d. Real Property Transfer Tax Due: \$846.30
4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: Rebecca Ann Schneider Capacity: _____ Grantor
 Signature: X Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Rebecca Ann Schneider and Troy Schneider, Co-Trustees of The Schneider Family Trust, dated 9-18-2013
 Address: 300 Jacks Valley Ranch Road
 City: Carson City
 State: NV Zip: 89705

Print Name: Clear Creek Residential, a Delaware limited liability company
 Address: X 40 CH Funding III, LP, 1111 W. 11th St.
 City: X Austin
 State: X TX Zip: 78703

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1479-10-002-001
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm/Ind'l
 g) Agriculture h) Mobile Home
 i) Other: Water Rights

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$216,867.00
 b. Deed in Lieu of Foreclosure Only (value of property): (\$0.00)
 c. Transfer Tax Value: \$216,867.00
 d. Real Property Transfer Tax Due: \$846.30

4. IF EXEMPTION CLAIMED:
 a. Transfer Tax Exemption, per NRS 375.030, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest; Percentage Being Transferred: 100.00%
 The Grantor(s) declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 and NRS 375.100, 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 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: Grantor
 Signature: [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Rebecca Ann Schneider and Troy Schneider, Co-Trustees of The Schneider Family Trust, dated 9-18-2013
 Address: 300 Jacks Valley Ranch Road
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Clear Creek Residential, a Delaware limited liability company
 Address: _____
 City: _____
 State: _____ Zip: _____

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED