

Recording requested by:
Gardnerville Ranchos G.I.D.

When recorded mail to:
Gardnerville Ranchos G.I.D.
931 Mitch Drive
Gardnerville, NV 89410



KAREN ELLISON, RECORDER

E02

WATER RIGHTS DEED

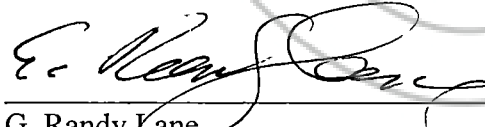
THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, MARYANNE ROAD, LLC, a Nevada limited liability company (hereinafter referred to as "Grantor"), does hereby remise, release, and quitclaim to GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT of 931 Mitch Drive, Gardnerville, Nevada 89410 (hereinafter referred to as "Grantee"), all of its right, title, and interest in and to those water rights described in Exhibit A attached hereto and incorporated herein by reference.

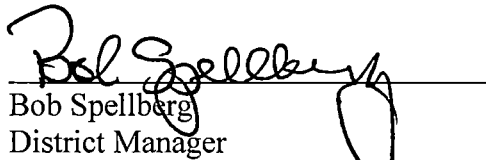
Conveying these water rights to Grantee is a condition precedent to Grantee providing water service to Grantor. Grantor has now provided Grantee with sufficient water rights to allow for the connection of thirteen (13) units for Rainshadow Ranch Phase 2.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

MARYANNE ROAD, LLC a Nevada
limited liability company

GARDNERVILLE G.I.D.

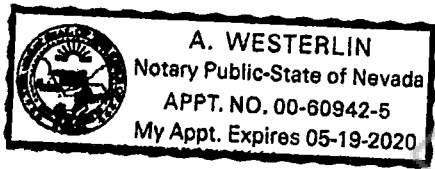
By: 
G. Randy Lane
Managing Member

By: 
Bob Spellberg
District Manager

STATE OF Nevada)
) SS
COUNTY OF Douglas)

On this 30th day of May, 2017, before me, A. WESTERLIN, personally appeared G. Randy Lane, personally known to me (or 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~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

WITNESS my hand and official seal.



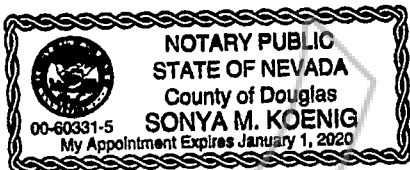
A. West
Notary Public

My commission expires 5/19/2020

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

On this 19th day of JUNE, 2017, before me, Sonya M. Koenig, personally appeared Bob Spellberg, personally known to me (or 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 executed the same in his/her/their authorized capacity(ies), and that by his/her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

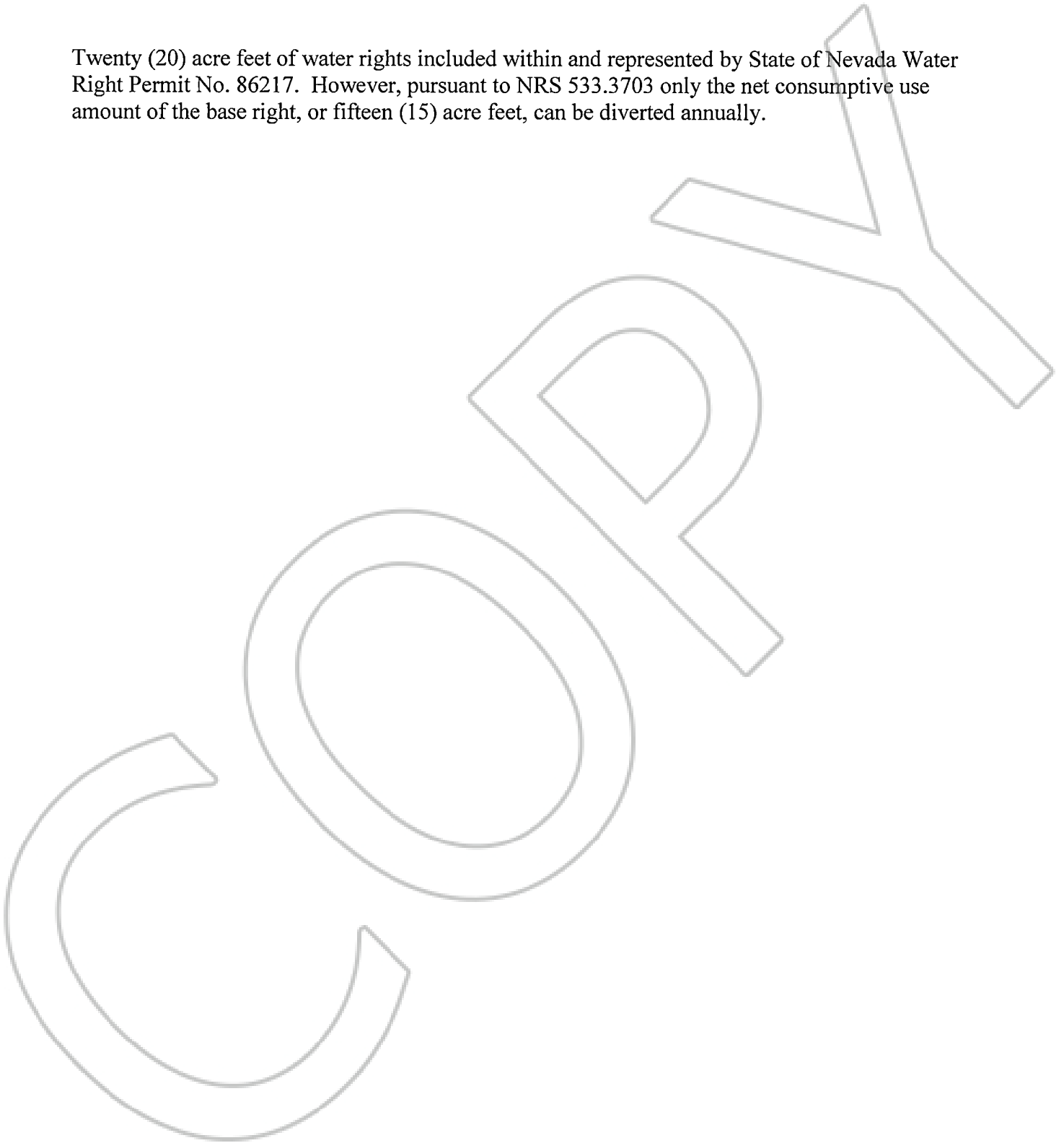


Sonya M. Koenig
Notary Public

My commission expires January 1, 2020

EXHIBIT A

Twenty (20) acre feet of water rights included within and represented by State of Nevada Water Right Permit No. 86217. However, pursuant to NRS 533.3703 only the net consumptive use amount of the base right, or fifteen (15) acre feet, can be diverted annually.



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) _____
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

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: LOCAL GOV'T

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 DISTRICT MANAGER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: MADAME BORED LLC
 Address: 1627 Hwy 395N
 City: Munich
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Gardnerville Ranchos (GD)
 Address: 931 MITCH DR
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)
 Print Name: Bob Spellberg Escrow # _____
 Address: 931 MITCH DR
 City: Gardnerville State: NV Zip: 89460