

DOUGLAS COUNTY, NV

**2017-906190**

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

10/30/2017 10:58 AM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

E03

**APN: 1120-05-000-002**

**ESCROW # : 11000066-110-DY**

**Recording Requested By:**

SIGNATURE TITLE

212 ELKS POINT ROAD, STE. 446

P.O. BOX 10297, ZEPHYR COVE, NV 89448

**WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENT TO:**

LEIGH WAYNE MILLER

Address:

2450 COUGAR TRAIL

SOUTH LAKE TAHOE, CA 96150

(For Recorder's use only)

**GRANT, BARGAIN AND SALE DEED, WATER RIGHTS**  
(Title of Document)

**This page added to provide additional information required by NRS 111.312 Sections 1-2.  
(Additional recording fees apply)**

**This cover page must be typed or printed.**

APN: 1120-05-000-002  
ESCROW NO: 11000066-110-DY  
WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENT TO:  
LEIGH WAYNE MILLER  
2450 COUGAR TRAIL  
SOUTH LAKE TAHOE, CA 96150

**5 PAID ON DEED RECORDED CONCURRENTLY HERewith  
GRANT, BARGAIN, SALE DEED - WATER RIGHTS**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **Bennett J. Vasey and Marilyn J. Vasey, Trustees of the Vasey Family Trust dated 26 January, 2001** do hereby Grant, Bargain, Sell and Convey to **Leigh Wayne Miller** all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

Surface water rights claimant 000361 - West Fork Carson River Surface Water rights for 19.25 acres under Carson River claim #555 and #558 with a priority of 1889 out of Deluchi ditch Number 3 - 16.94 acres and Dry ditch -2.31 acres. Underground Water right permit 64705 - Certificate 16587 for 2.02 acre feet annually and permit 67447 - Certificate 19348 for 2.00 acre feet annually for a total of 4.02 acre feet annually.

Saving and excepting therefrom any and all water rights except those conveyed on deed recorded concurrently herewith

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness his/hers/theirs hand(s) this 17<sup>th</sup> day of October, 2017.

The Vasey Family Trust dated 26 January, 2001

Bennett J. Vasey }  
Bennett J. Vasey, Trustee }  
Marilyn J. Vasey }  
Marilyn J. Vasey, Trustee }

STATE OF NEVADA }  
COUNTY OF DOUGLAS } ss:

This instrument was acknowledged before me on 10.20.2017  
by Bennett J. Vasey and Marilyn J. Vasey

Diana R. York  
Notary Public



## LEGAL DESCRIPTION

### EXHIBIT "A"

The land referred to herein is situated in the State of Nevada, County of DOUGLAS, described as follows:

#### PARCEL 1:

All that certain piece, parcel or portion of land situate, lying and being within the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 5, Township 11 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of Adjusted Parcels 1 and 2 as shown on the Record of Survey to accompany a Lot Line Adjustment for T. SCOTT AND CHARLOTTE E BOOKE filed for record in Book 493 at Page 3643, as Document No. 305108, Official Records of Douglas County, Nevada described as follows: COMMENCING at the Southwest corner of Adjusted Parcel 1 as shown on the aforesaid map which point is the TRUE POINT OF BEGINNING; Thence along the West line of said parcel North  $00^{\circ}06'19''$  West, a distance 635.56 feet; Thence leaving said line North  $88^{\circ}17'53''$  East, a distance of 1,317.98 feet to a point on the East line of aforesaid Adjusted Parcel 2; Thence along said East line South  $00^{\circ}04'36''$  West, a distance of 663.63 feet to the Southeast corner of said Adjusted Parcel 2; Thence along the South line of Adjusted Parcels 1 and 2 South  $89^{\circ}31'04''$  West, a distance of 1,315.39 feet to the TRUE POINT OF BEGINNING.

The basis of Bearing on this description is the North line of the Northwest  $\frac{1}{4}$  of Section 5, which bears North  $89^{\circ}56'49''$  East as shown on the Record of Survey to Accompany a Lot Line Adjustment for T. SCOTT and CHARLOTTE E. BROOKE, filed for record in Book 493 at Page 3643, as Document No. 305108, Official Records of Douglas County, Nevada.

Further described as Adjusted Parcel "B" on Record of Survey to support a Boundary Line Adjustment filed for record May 1, 1966, in Book 596 at Page 139, as Document No. 386750.

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#### Parcel 2

An easement for ingress and egress being a strip of land variable in width, over a portion of Section 32, Township 12 North, Range 20 East, M.D.B. & M., in the County of Douglas State of Nevada, being more particularly described as follows:

Beginning at the Northwest corner of said Section 32; Thence Easterly along the Northerly line of said Section 32, North  $89^{\circ}53'56''$  East, 64.20 feet; Thence South  $00^{\circ}07'05''$  West, 2,657.20 feet; Thence South  $00^{\circ}07'50''$  West, 2,646.76 feet, more or less, to a point on the Southerly line of the Southwest  $\frac{1}{4}$  of said Section 32; Thence Westerly along said Southerly line South  $89^{\circ}56'56''$  West, 59.40 feet, more or less, to the Southwest corner of said Section 32; Thence Northerly along the Westerly line of the Southwest  $\frac{1}{4}$  of said section 32, North  $00^{\circ}05'45''$  East, 2,646.78 feet, more or less, to the West  $\frac{1}{4}$  corner of said Section 32; Thence Northerly along the Westerly line of the Northwest  $\frac{1}{4}$  of said Section 32, North  $00^{\circ}02'56''$  East 2,657.11 feet, more or less to the POINT OF BEGINNING.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED APRIL 30, 1966, BOOK 496, PAGE 6066, AS FILE NO 386662, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1120-05-000-002
- 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
- Other Water Rights

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

\$1,250,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value \$1,250,000.00

Real Property Transfer Tax Due: \$0.00

**4. If Exemption Claimed**

a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_

b. Explain Reason for Exemption: Paid on deed recorded concurrently herewith - Exemption 3

5. Partial Interest: Percentage being transferred: 100 %

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 Bennett James Vasey Capacity Grantor

Signature Leigh Wayne Miller Capacity Grantee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(Required)**

**(Required)**

Print Name: Bennett J. Vasey and Marilyn J. Vasey, Trustees of the Vasey Family Trust dated 26 January, 2001

Print Name: Leigh Wayne Miller

Address: 175 Westside Ln.

Address: 175 Westside Lane

City: Gardnerville

City: Gardnerville

State: Nevada Zip: 89460

State: NV Zip: 89460

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

Print Name: Signature Title Company LLC Escrow #: 11000066-DY

Address: 212 Elks Point Road, Suite 445, PO Box 10297  
Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**