

DOUGLAS COUNTY, NV

2017-906575

RPTT:\$780.00 Rec:\$35.00

\$815.00 Pgs=5

11/06/2017 02:02 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1221-05-001-001

R.P.T.T. \$780.00

**Recording Requested By:**

Western Title Company, Inc.

**Escrow No.:** 090686-ARJ

**When Recorded Mail To:**

William W. Nichols

220 Sheridan Creek Ct.

Gardnerville, NV

89460

**Mail Tax Statements to: (deeds only)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature \_\_\_\_\_

Anu Jansse

Escrow Officer

**WATER RIGHTS DEED**

This document is recorded as an ACCOMODATION ONLY and without liability for this consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

This page added to provide additional information required by NRS 111.312 (additional recording fee applies)

The undersigned hereby affirms that there is no Social Security number contained in this document

DOUGLAS COUNTY APN 1321-33-002-004

**RECORDING REQUESTED BY:**

William W. Nichols  
220 Sheridan Creek Ct.  
Gardnerville, NV 89460

**AFTER RECORDATION RETURN TO:**

William W. Nichols  
220 Sheridan Creek Ct.  
Gardnerville, NV 89460

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WATER RIGHTS DEED**

THIS WATER RIGHTS DEED is made and entered into this 29<sup>th</sup> day of September, 2017, to convey the below-mentioned water rights from **GEORGE E. PALMATIER**, (hereinafter referred to as "GRANTOR") to **WILLIAM W. NICHOLS, TRUSTEE of THE QUAILS NEST TRUST dtd 1999**, as to a one-half (1/2) interest and **RICKY PAUL DeCARLO, TRUSTEE of THE C&R DeCARLO 1993 TRUST dated July 22, 1993**, as to a one-half (1/2) interest (hereinafter referred to as "GRANTEES")

**WITNESSETH:**

That said GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to the GRANTEEES, and to their successors, heirs, and assigns forever, all of GRANTOR's right, title, and interest in and to those certain waters and water rights situate in Douglas County, State of Nevada, as described as follows, to wit:

**WATER RIGHT:**

A portion of Nevada Division of Water Resources Permit No. 50403 / Certificate 13455.

The portion of water rights being transferred from Nevada Division of Water Resources Permit No. 50403 / Certificate 13455 is 0.076 c.f.s., 16.00 acre-feet annually, appurtenant to 4.0 acres, consisting of 3.38 acres within the SW $\frac{1}{4}$  SW $\frac{1}{4}$ , and 0.62 acres within the SE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 33, T. 13 N., R. 21 E., M.D.B.&M. The place of use of the 4.0 acres of water being



**CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT  
(CALIFORNIA CIVIL CODE § 1189)**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF Riverside )

On 09/29/2017 before me, D. Laitinen, Notary Public  
(Date) (Here Insert Name and Title of the Officer)

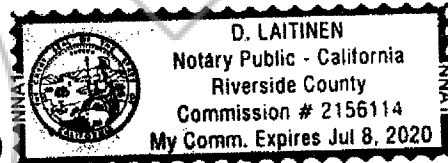
personally appeared George E. PALMATIER  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

D. Laitinen  
Signature of Notary Public

(Notary Seal)



**ADDITIONAL OPTIONAL INFORMATION**

**Description of Attached Document**

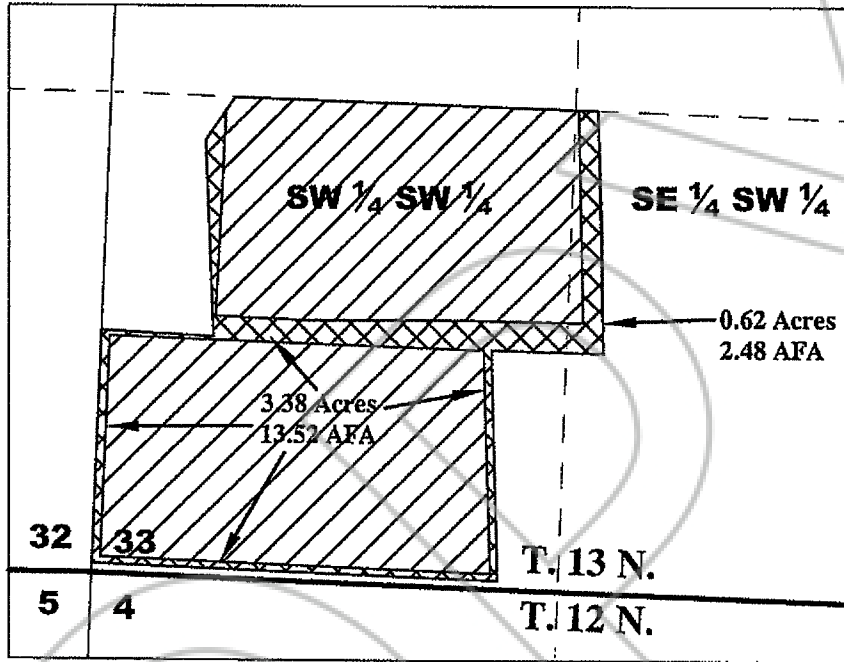
Title or Type of Document: Water Rights Deed Document Date: 09/29/2017

Number of Pages: 2 Signer(s) Other Than Named Above: \_\_\_\_\_

Additional Information: \_\_\_\_\_

# EXHIBIT "A"

NDWR Permit 50403 / Certificate 13455  
4.0 Acres, 16.00 Acre Feet



SECTION 33, TOWNSHIP 13 NORTH,  
RANGE 21 EAST, M.D.B.&M.

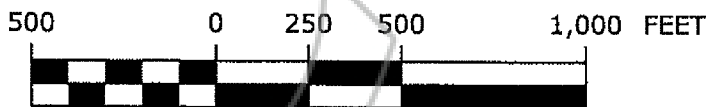


Location of 4.0 acres [16.00 acre-feet] to be transferred to The Qualls Nest Trust dtd 1999 and The C&R DeCarlo 1993 Trust dated July 22, 1993



Location of 27.4 acres [109.6 acre-feet] to Remain Under Permit 50403 / Certificate 13455 (Per PBU filed under NDWR Application 13455).

SCALE



STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) N/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: \$ 200,000.00
- Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_
- Transfer Tax Value: \$ 200,000.00
- Real Property Transfer Tax Due: \$ 780.00

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section # 2
  - b. Explain Reason for Exemption: Transfer of Water Rights

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 Escrow Officer

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

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: George E. Palmatier  
 Address: 80281 Green Hills Dr.  
 City: Indio  
 State: CA Zip: 92201

Print Name: William W. Nichols for The Quail Nest Trust dtd1999  
 Address: 220 Sheridan Creek Ct.  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCO, LLC on behalf of Western Escrow # 090686-ARJ  
 Address: 1362 Hwy 395, Ste. 109 Title Co. \_\_\_\_\_  
 City: Gardnerville State: NV Zip: 89410

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