

DOUGLAS COUNTY, NV

2018-915332

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=5

06/11/2018 03:06 PM

FIRST AMERICAN TITLE RENO

KAREN ELLISON, RECORDER

E03

Assessor's Parcel No.: n/a

RECORDING REQUESTED BY:
First American Title Company

AFTER RECORDATION RETURN AND
MAIL FUTURE TAX STATEMENTS TO:

FT Properties LLC
Attn: Susan Romansik
4785 Caughlin Pkwy
Reno, NV 89519

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons per N.R.S. 239B.030.

WATER RIGHTS DEED

For value received, Residential Property Investment, LLC, a Delaware limited liability company, as "Grantor," hereby grants, bargains, sells, releases, confirms and conveys to FT Properties LLC, a Nevada limited liability company, as "Grantee," and Grantee's successors and assigns forever, all right, title and interest in and to all surface and underground water, water rights, rights to use water, and all other means for the diversion and use of water, in accordance with the applications, permits, and certificates filed with the State Engineer, Division of Water Resources, State of Nevada, situate in Douglas County, Nevada, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Water Rights"). Grantor represents and warrants for Grantor and Grantor's successors and assigns to Grantee and Grantee's successors and assigns, that (i) Grantor is the sole owner, beneficially, legally, and of record of good and marketable title to the Water Rights, (ii) the Water Rights are in good standing in the Office of the State Engineer of the State of Nevada, (iii) the Water Rights are free and clear of any claims, liens, encumbrances, and other title exceptions, and (iv) Grantor shall take any further action, including, without limitation, executing any and all documentation, necessary or appropriate to convey the Water Rights to Grantee.

To have and to hold, all and singular, the Water Rights with the appurtenances, tenements, and hereditaments thereunto belonging or appertaining and the reversions, remainders, rents, issues, and profits thereof unto the Grantee, and to its successors and assigns forever.

SIGNATURE PAGE TO FOLLOW

Grantor:

Residential Property Investment, LLC, a Delaware
Limited Liability Company

By: Residential Property Holdings, LLC, a
Delaware Limited Liability Company

Its: Manager

Dated: June 7, 2018

By: [Signature]
Stan Yasuda, Its Secretary/Authorized Person

STATE OF _____)
 : ss.
COUNTY OF _____)

This Water Rights Deed was acknowledged before me on the ____ day of _____, 2018, by Stan Yasuda as the Secretary/Authorized Person of Residential Property Holdings, a Delaware Limited Liability Company, Manager of Residential Property Investment, LLC, a Delaware limited liability company.

Notary Public

See Attached

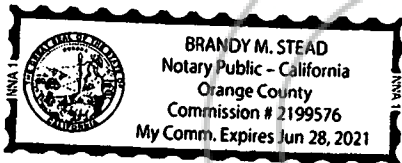
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

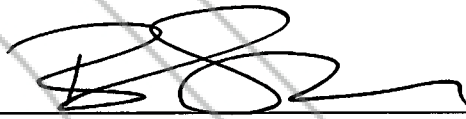
STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On June 7, 2018, before me Brandy M. Stead, Notary Public, personally appeared Stan Yasuda who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.





Signature of Notary Public

SEAL

EXHIBIT A

The Water Rights include: (1) a portion of Permit No. 18739, Certificate 5544, being Four and 7/100ths (4.07) acre feet annually, and (2) all other water and water rights, wells and well rights, permits, approvals, and diversions appurtenant to or associated with the real property commonly described as 1180 Highway 50, Glenbrook, Nevada, APN 1418-34-301-005, and more particularly described on Exhibit A-1 attached hereto.

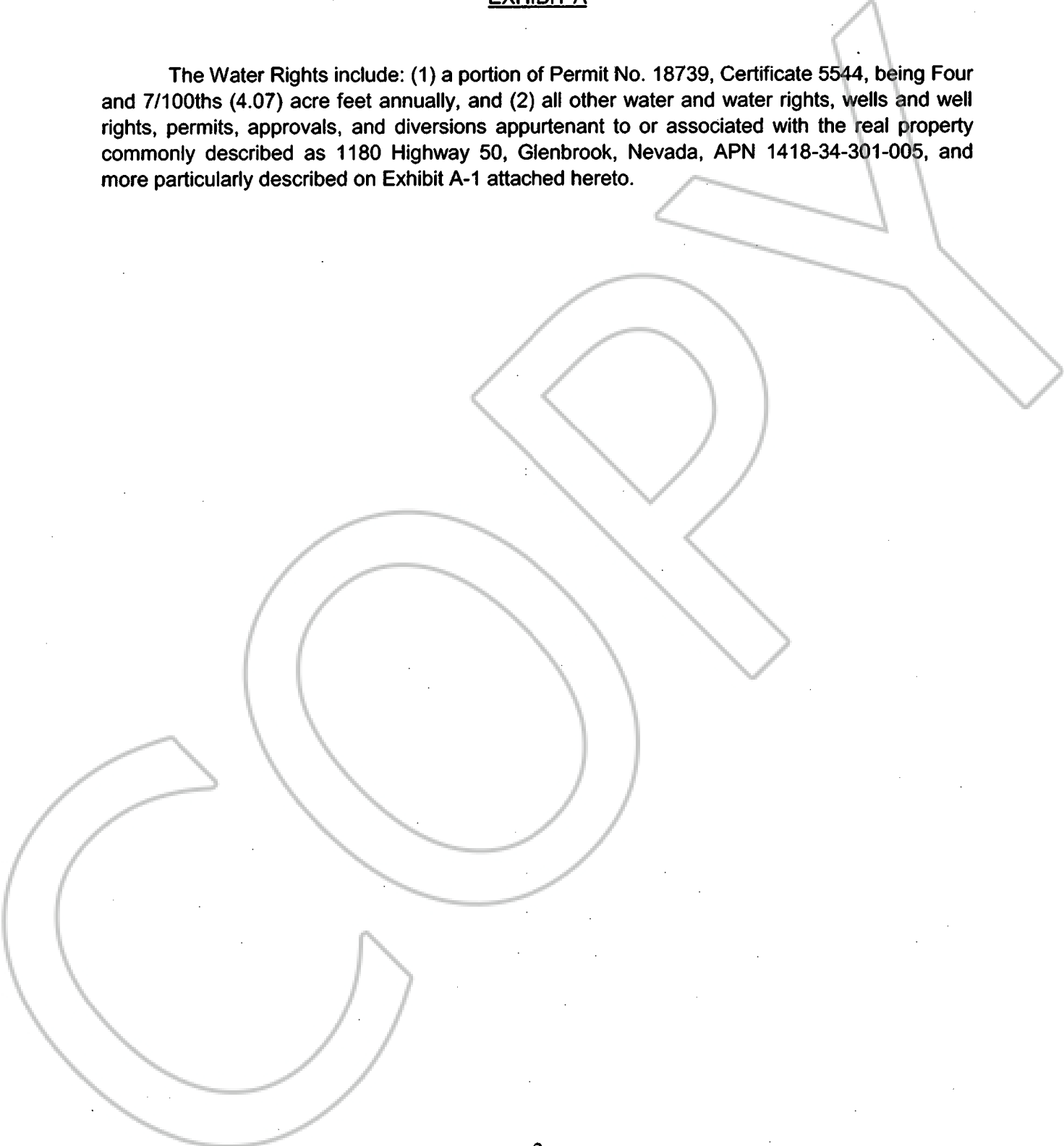


EXHIBIT A-1

LEGAL DESCRIPTION

THE REAL PROPERTY SITUATE IN DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

TRACT 4 AND THE SOUTH HALF OF TRACT 3 OF LOT 3, SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST M.D.B&M, EXCEPT THE NORTH 150' CONVEYED TO FRANCOURS IN 1957, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID TRACT 4 WITH THE WEST LINE OF US HIGHWAY 50 FROM WHICH THE SOUTHEAST CORNER OF SAID TRACT BEARS SOUTH 89°00'43" EAST 518.17';

THENCE ALONG SAID SOUTH LINE NORTH 89°00'43" WEST 602.39' TO THE 6223' ELEVATION LINE OF LAKE TAHOE;

THENCE ALONG SAID LINE THE FOLLOWING 4 COURSES:

NORTH 48°47'42" WEST 40.87';

THENCE NORTH 37°17'45" WEST 35.00';

THENCE NORTH 10°09'56" EAST 67.79';

THENCE NORTH 37°02'38" EAST 35.12';

THENCE SOUTH 88°57'47" EAST 588.98' TO SAID WEST LINE OF US HIGHWAY 50;

THENCE, ALONG A NON-TANGENT CURVE ON SAID WEST LINE, HAVING A RADIUS OF 840.00', A CENTRAL ANGLE OF 9°38'12", AN ARC LENGTH OF 141.28', AND A CHORD BEARING SOUTH 11°49'34" EAST 141.12';

THENCE SOUTH 16°38'40" EAST 11.62' TO THE POINT OF BEGINNING.

NOTE: THE WEST LINE OF THIS PROPERTY IS THE 6223' LEVEL OF LAKE TAHOE, AT THE TIME OF SURVEY, AS PER NRS 321.595. AS WITH ANY RIPARIAN BOUNDARY, THIS LINE IS SUBJECT TO CHANGE WITH ACCRETION AND EROSION.

EXCEPTING THEREFROM ANY PORTION OF THE DESCRIBED PROPERTY IN THE BED OF LAKE TAHOE BELOW ELEVATION 6,223 LAKE TAHOE DATUM.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN A CERTAIN DOCUMENT RECORDED JULY 14, 2014 IN BOOK 714, PAGE 3208, AS INSTRUMENT NO. 846327.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) NA _____
 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

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$0
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$0
 d) Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 3
 b. Explain reason for exemption: Value is included in the sale price and Deed recording concurrently herewith

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: [Signature]

Capacity: [Signature]

Signature: _____

Capacity: _____

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

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

Residential Property Investment,
 Print Name: LLC

Print Name: FT Properties, LLC

Address: 3161 Michelson Dr. #600

Address: 4785 Caughlin Pkwy

City: Irvine

City: Reno

State: CA Zip: 92612

State: NV Zip: 89519

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

First American Title Insurance
 Print Name: Company

File Number: 121-2541471 MLR/ pb

Address 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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