

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

APN: 1220-11-001-065

Escrow No.: CC-1040009-HK

**RECORDING REQUESTED BY:**

Paul G. Taggart, Esq.  
Taggart & Taggart, Ltd.  
108 N. Minnesota St.  
Carson City, NV 89703

**AFTER RECORDATION, RETURN BY MAIL TO:**

The Lortie Community Property Trust, dated 11-6-90, a California Trust, Warren H. Lortie, Trustee, Susan R. Lortie, Co-Trustee  
1915 Bayside Drive.  
Corona Del Mar, CA 92625

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CORRECTION GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That ADOLFO QUINTERO AND COOKS ISLAND TRUST LIMITED, CO-TRUSTEES OF THE MKT TRUST DATED MAY 12, 2010, or their Successors in Trust ("GRANTOR"), for good and valuable consideration, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to THE LORTIE COMMUNITY PROPERTY TRUST, DATED 11-6-90, A CALIFORNIA TRUST, WARREN H. LORTIE, TRUSTEE, SUSAN R. LORTIE, CO-TRUSTEE ("GRANTEE"), and to the heirs and assigns of such Grantee forever, all right, title and interest in and to the following real property, situated in the County of Douglas, State of Nevada, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

**EXCEPTING THEREFROM, and specifically reserving unto the GRANTOR, any and all water rights appurtenant to or used in connection with the hereinabove described property.**

*THIS CORRECTION GRANT, BARGAIN, SALE DEED IS BEING RECORDED TO CORRECT THE GRANT, BARGAIN, SALE DEED RECORDED ON APRIL 19, 2018, DOCUMENT NO. 2018-913169, IN ORDER TO RESERVE WATER RIGHTS TO THE GRANTOR. WATER RIGHTS INTENDED TO BE INCLUDED WITH THE PROPERTY ARE CONVEYED UNDER A SEPARATE DEED (DOCUMENT NO. 2018-913170), AND ALL OTHER WATER RIGHTS ARE SPECIFICALLY RESERVED UNTO THE GRANTOR.*

This CORRECTION GRANT, BARGAIN, SALE DEED may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the GRANTOR has hereunto executed this CORRECTION GRANT, BARGAIN, SALE DEED the day and year first written above.

GRANTOR:

THE MKT TRUST,  
DATED MAY 12, 2010

  
\_\_\_\_\_  
ADOLFO QUINTERO, TRUSTEE

GRANTEE joins in the execution of this CORRECTION GRANT, BARGAIN, SALE DEED to remove GRANTEE'S interest in the reserved water rights to GRANTOR, and to show agreement to its execution.

GRANTEE:

THE LORTIE COMMUNITY PROPERTY TRUST,  
DATED 11-6-90, A CALIFORNIA TRUST,

\_\_\_\_\_  
WARREN H. LORTIE, TRUSTEE,

\_\_\_\_\_  
SUSAN R. LORTIE, CO-TRUSTEE

This CORRECTION GRANT, BARGAIN, SALE DEED may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the GRANTOR has hereunto executed this CORRECTION GRANT, BARGAIN, SALE DEED the day and year first written above.

GRANTOR:

THE MKT TRUST,  
DATED MAY 12, 2010

\_\_\_\_\_  
ADOLFO QUINTERO, TRUSTEE

GRANTEE joins in the execution of this CORRECTION GRANT, BARGAIN, SALE DEED to remove GRANTEE'S interest in the reserved water rights to GRANTOR, and to show agreement to its execution.

GRANTEE:

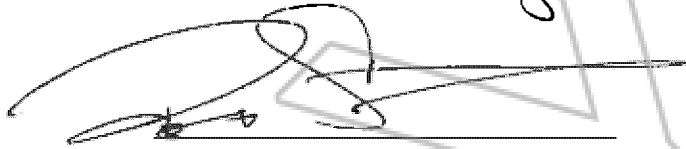
THE LORTIE COMMUNITY PROPERTY TRUST,  
DATED 11-6-90/A CALIFORNIA TRUST,

  
\_\_\_\_\_  
WARREN H. LORTIE, TRUSTEE,

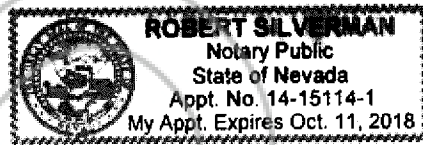
  
\_\_\_\_\_  
SUSAN R. LORTIE, CO-TRUSTEE

STATE OF NEVADA )  
 : ss.  
COUNTY OF Clark )

This instrument was acknowledged before me on this 24 day of August, 2018, by  
ADOLFO QUINTERO.



NOTARY PUBLIC



STATE OF \_\_\_\_\_ )  
 : ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by  
\_\_\_\_\_.

NOTARY PUBLIC

STATE OF \_\_\_\_\_ )  
 : ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by  
\_\_\_\_\_.

NOTARY PUBLIC

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**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 Orange  
On August 30, 2018 before me, Sean Angier, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Warren H. Lortie and Susan R. Lortie  
Name(s) of Signer(s)

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.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Collection Grant, Bargain, Sale Deed  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**EXHIBIT A**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

**PARCEL A:**

**TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M.:**

**SECTION 2: THOSE PORTIONS OF THE EAST HALF OF THE WEST HALF LYING WESTERLY OF THE ALLERMAN CANAL TRAVERSING SAID LANDS AS ESTABLISHED AND EXISTING IN 1978.**

**EXCEPTING THAT PORTION OF THE EAST HALF OF THE WEST HALF CONVEYED TO HENRY GODECKE AND EDWARD GODECKE, BY THE H.F. DANGBERG LAND AND LIVESTOCK COMPANY, BY DEED RECORDED DECEMBER 28, 1917, BOOK P OF DEEDS, PAGE 476, DOUGLAS COUNTY, NEVADA.**

**FURTHER EXCEPTING: THAT PORTION OF SAID PREMISES DESCRIBED IN THE DEED TO EDWARD GODECKE, ET UX, RECORDED NOVEMBER 05, 1946, BOOK Y OF DEEDS, PAGE 51, DOUGLAS COUNTY, NEVADA.**

**FURTHER EXCEPTING THEREFROM: THAT PORTION OF SAID PREMISES DESCRIBED IN DEED TO RAYMOND SMITH, TRUSTEE, RECORDED JANUARY 09, 1989, BOOK 189, PAGE 892, DOCUMENT NO. 194050, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**SECTION 11: THOSE PORTIONS OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING WESTERLY OF THE ALLERMAN CANAL TRAVERSING SAID LANDS AS ESTABLISHED AND EXISTING IN 1978.**

**EXCEPTING THE PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER CONVEYED TO HENRY GODECKE AND EDWARD GODECKE BY THE H.P. DANGBERG LAND AND LIVESTOCK COMPANY, BY DEED RECORDED DECEMBER 28, 1917, BOOK P OF DEEDS, PAGE 476, DOUGLAS COUNTY, NEVADA.**

**FURTHER EXCEPTING: THAT PORTION OF SAID PREMISES DESCRIBED IN THE DEED TO EDWARD GODECKE, ET UX, RECORDED NOVEMBER 05, 1946, BOOK T OF DEEDS, PAGE 51, DOUGLAS COUNTY, NEVADA.**

**FURTHER EXCEPTING THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER CONVEYED TO WAYNE C. MATLEY AND**

WIFE, BY DEED RECORDED NOVEMBER 15, 1963, BOOK 20, PAGE 557, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL B:

PARCEL 1 AS SHOWN ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR MYRON M. RINASZ AND JAMES J. BUTCH PERI, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON DECEMBER 27, 2013, IN BOOK 1213, PAGE 4905, AS FILE NO. 836049, OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND WITHIN THE NORTH HALF OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, M. D. B. & M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, M. D. B. & M.;

THENCE SOUTH  $64^{\circ}38'39''$  WEST A DISTANCE OF 4,115.82 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090 WHICH IS THE TRUE POINT OF BEGINNING;

THENCE SOUTH  $00^{\circ}43'11''$  WEST A DISTANCE OF 274.49 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090;

THENCE SOUTH  $46^{\circ}16'10''$  WEST A DISTANCE OF 85.26 FEET TO NAIL AND TAG STAMPED PLS 3090 ON THE TOP OF A POST;

THENCE NORTH  $31^{\circ}09'09''$  WEST A DISTANCE OF 310.37 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090;

THENCE NORTH  $73^{\circ}16'34''$  EAST A DISTANCE OF 235.58 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C:

PARCEL 2 AS SHOWN ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR MYRON M. RINASZ AND JAMES J. BUTCH PERI, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON DECEMBER 27, 2013, IN BOOK 1213, PAGE 4905, AS FILE NO. 836049, OFFICIAL RECORDS, BEING MORE PARTICULARLY, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND WITHIN THE NORTH HALF OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, M. D. B. & M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, M. D. B. & M.;

THENCE SOUTH 52°44'19" WEST A DISTANCE OF 3,947.77 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090 WHICH IS THE TRUE POINT OF BEGINNING;

THENCE SOUTH 69°43'00" EAST A DISTANCE OF 132.05 FEET;

THENCE SOUTH 33°00'33" E ST A DISTANCE OF 273.60 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090;

THENCE SOUTH 89°45'56" WEST A DISTANCE OF 235.74 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090;

THENCE NORTH 07°39'59" WEST A DISTANCE OF 278.67 FEET TO THE TRUE POINT OF BEGINNING.

Document No. 2016-892217 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1220-11-001-065



# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 1220-11-001-065  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

## 2. Type of Property:

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| 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     |
| i) <input type="checkbox"/> | Other        |  |                 |

FOR RECORDERS OPTIONAL USE ONLY	
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: 3 - Please see Doc. No. 2018-913169  
 b. Explain Reason for Exemption: \_\_\_\_\_  
The original deed erroneously conveyed water simultaneously with land.

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

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Adolfo Quintero and Cooks Island  
 Address: 1315 Cleveland Street  
 City: Clearwater  
 State: FL Zip: 33755

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: The Lortie Community Property Trust, dated 11-  
 Address: 1915 Bayside Drive  
 City: Corona Del Mar  
 State: CA Zip: 92625

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Gregory H. Morrison, Esq. Escrow # \_\_\_\_\_  
 Address: Parsons Behle & Latimer, 50 W. Liberty St., Suite 750  
 City: Reno State: NV Zip: 89501

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)