

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

**NO APN – Water Rights Only**

**RECORDING REQUESTED BY:**

Peter M. Beekhof Jr.  
610 Dark Horse Court  
Gardnerville, NV 89410

**AFTER RECORDATION RETURN TO:**

Peter M. Beekhof Jr.  
610 Dark Horse Court  
Gardnerville, NV 89410



00088939201909274090040044

KAREN ELLISON, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WATER RIGHTS DEED**

THIS WATER RIGHTS DEED is made and entered into this 2<sup>nd</sup> day of April, 2019, to convey the below-mentioned water rights from **DERRICK N. CARPENTER and KALLIE A. CARPENTER, husband and wife**, (hereinafter referred to as "GRANTORS") to **WEST RIDGES HOMES, INC.**, a Nevada Domestic Corporation (hereinafter referred to as "GRANTEE").

**WITNESSETH:**

That said GRANTORS, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to the GRANTEE, and to their successors, heirs, and assigns forever, all of GRANTORS' 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 RIGHTS:**

A portion of Nevada Division of Water Resources Permit No. 49862 / Certificate 12868.

AND

A portion of Nevada Division of Water Resources Permit No. 49863 / Certificate 12896

The portion of water rights being transferred from Nevada Division of Water Resources Permit No. 49862 / Certificate 12868 is 0.0011 c.f.s., 0.40 acre-feet annually.

The portion of water rights being transferred from Nevada Division of Water Resources Permit No. 49863 / Certificate 12896 is 0.0020 c.f.s., 0.40 acre-feet annually.

Nevada Division of Water Resources Permits No. 49862 / Certificate 12868 and Permit No. 49863 / Certificate 12896 are supplemental to each other. The total combined duty being transferred under these two Permits is 0.40 acre-feet annually.

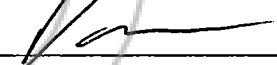
TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

TO HAVE AND TO HOLD, all and singular, the said water rights and the appurtenances, unto the said GRANTEE, and to their successors and assigns forever.

IN WITNESS WHEREOF the GRANTOR has hereunto executed this WATER RIGHTS DEED the day and hear first written above.

DATED this 2<sup>nd</sup> day of April, 2019.

GRANTOR:  
DERRICK N. CARPENTER



---

GRANTOR:  
KALLIE A. CARPENTER



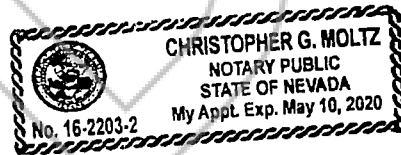
---

STATE OF Nevada )  
 ) : ss.  
COUNTY OF Carson City )

On this 2nd day of April, 2019, before me, the undersigned, a Notary Public in and for said state, personally appeared DERRICK N. CARPENTER, personally known or proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
NOTARY PUBLIC

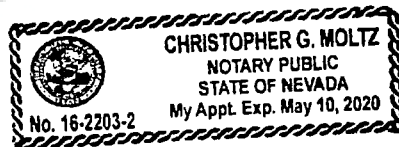


STATE OF Nevada )  
 ) : ss.  
COUNTY OF Carson City )

On this 2nd day of April, 2019, before me, the undersigned, a Notary Public in and for said state, personally appeared KALLIE A. CARPENTER, personally known or proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
NOTARY PUBLIC



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: \$ \$4,120.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 4120.00  
 Real Property Transfer Tax Due: \$ 17.55

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 \_\_\_\_\_ Seller

Signature [Signature] Capacity \_\_\_\_\_ Buyer

SELLER (GRANTOR) INFORMATION  
(REQUIRED)  
 Print Name: Kallie and Derrick Carpenter  
 Address: 1619 Lindsay Ln  
 City: Minden  
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION  
(REQUIRED)  
 Print Name: Peter Beekhof  
 Address: 610 Dark Horse Ct  
 City: Gardnerville  
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING  
 (required if not the seller or buyer)  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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