

APNs 1221-00-001-008 & 009
When recorded return to:
DMBK Development LLC
1155 Buckbrush Rd.
Minden, NV 89423



KAREN ELLISON, RECORDER

WATER RIGHTS DEED

THIS WATER RIGHTS DEED, made and entered into this 6TH day of MAY, 2019, between **Sierra Spirit Ranch, L.L.C.**, a Nevada limited liability company, Grantor, and **DMBK Development LLC**, a Nevada limited liability company, Grantee, whose address is 1155 Buckbrush Rd., Minden, Nevada, 89423.

WITNESSETH:

That said Grantor, for good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey to Grantee, and to its successors, heirs and assigns forever, all right, title and interest in and to the following described water rights, in the County of Douglas, State of Nevada, more particularly described as follows:

A portion of ground water **Permit No. 77192**, being **0.0078 c.f.s.** and **2.00 acre feet annually**, and all of ground water **Permit 77193**, being **0.03315 c.f.s.** and **10.0 acre feet annually**, as filed June 27, 2008, in the office of the Nevada State Engineer, Division of Water Resources. Said Permits being appurtenant to Douglas County Assessor's Parcel Numbers 1221-00-001-008 and 1221-00-001-009.

TO HAVE AND TO HOLD, all and singular, the said water rights described above, together with appurtenances, unto the said Grantee, and its successors, heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this Water Rights Deed the day and year first hereinabove written.

GRANTOR:

Sierra Spirit Ranch, L.L.C., a Nevada limited liability company

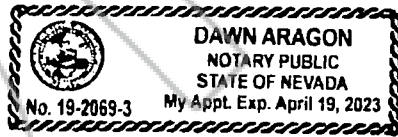
Rodney Shoemaker
Rodney Shoemaker, Manager

Dora Shoemaker
Dorea Shoemaker, Manager

STATE OF NEVADA)
City)
COUNTY OF Carson City)

On this 6th day of May 2019, **Rodney Shoemaker**, personally appeared before me, who is personally known (or proved) to me to be the signer of the above instrument, and he acknowledged that he signed it.

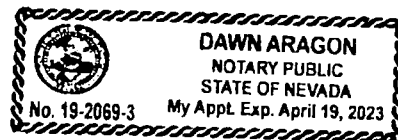
Dawn Aragon
Notary Public



STATE OF NEVADA)
City)
COUNTY OF Carson City)

On this 6th day of May 2019, **Dorea Shoemaker**, personally appeared before me, who is personally known (or proved) to me to be the signer of the above instrument, and she acknowledged that she signed it.

Dawn Aragon
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

| FOR RECORDERS OPTIONAL USE ONLY | |
|---------------------------------|-------------|
| Document/Instruments #: | _____ |
| Book: _____ | Page: _____ |
| Date of Recording: | _____ |
| Notes: | _____ |

- 1. Assessor Parcel Number (s)**
- 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'/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other – Water Rights

3. Total Value/Sales Price of Property:

| | |
|---|---------------|
| | \$ 150,000.00 |
| Deed in Lieu of Foreclosure Only (value of property): | \$ N/A |
| Transfer Tax Value: | \$ |
| Real Property Transfer Tax Due: | \$ 608- |

- 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 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 <u><i>[Signature]</i></u> | Capacity <u>Grantee</u> |
| Signature <u><i>[Signature]</i></u> | Capacity <u>Grantor</u> |

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sierra Spirit Ranch LLC
 Address: 3000 Pinacnt Rd.
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: DMBK Development LLC
 Address: 1155 Buckbrush Rd.
 City: Minden
 State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____