

DOUGLAS COUNTY, NV  
RPTT:\$120.90 Rec:\$35.00  
\$155.90 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2019-929917**

**06/05/2019 10:27 AM**

APN#: 1420-33-602-002  
RPTT: \$120.90

**Recording Requested By:**  
Western Title Company, LLC  
**Escrow No.:** 103366-ARJ

**When Recorded Mail To:**  
Mid Town Ventures, LLC  
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 \_\_\_\_\_

*Laeha Hill* *P.H.I.*

Laeha Hill

Escrow Assistant

**This document is being  
recorded as an  
accomodation only.**

**Water Rights Deed**

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

APN: N/A  
Mail Recorded Document and  
Tax Statements to:

Mid Town Ventures, LLC  
220 Sheridan Creek Ct.  
Gardnerville, NV 89460

**WATER RIGHTS DEED**

THIS INDENTURE is made this 4 day of June, 2019, between DERRICK N. AND <sup>carpenter</sup> KALLIE A. CARPENTER, (hereinafter referred to collectively as "GRANTOR"), and MID TOWN VENTURES, LLC, Buyer (hereinafter referred to as "GRANTEE"). That Grantor, for and in consideration of the sum of Thirty Thousand Five Hundred Sixty-Eight and xx/100 Dollars (\$30,568.00) lawful money of the United States of America, to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, does by these presents grant, bargain and sell unto Grantee and to Grantee's successors and assigns forever, as follows:

All right, title and interest in and to a portion of State of Nevada, Division of Water Resources Permit No. 49862 / Certificate 12868, and a portion of Permit 49863 / Certificate 12896 not to exceed a Total Combined Duty of 2.41 acre feet annually of primary ground water rights, together with a proportionate share of the rate of diversion for Irrigation purposes as described below;

Permit/Certificate Number	Acre-ft	Place of Use
49862/12868	2.41	NW NW Sec. 33, T14N, R20E
49863/12896	2.41	NW NW Sec. 33, T14N, R20E

AND

All right, title and interest in and to a portion of State of Nevada, Division of Water Resources Permit No. 77530, of 1.20 acre feet annually of primary ground water rights, together with a proportionate share of the rate of diversion for Irrigation purposes as described below;

Permit/Certificate Number	Acre-ft	Place of Use
77530	1.2	SW NE Sec. 11, T13N, R20E

A total of 3.61 acre feet annually of primary ground water rights are to be transferred to Grantee.

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

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

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

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.303)

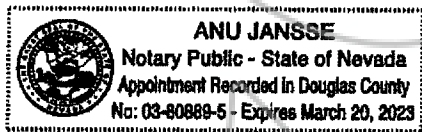
  
Derrick N. Carpenter, Grantor


and   
Kallie A. Carpenter, Grantor

STATE OF NEVADA  
COUNTY OF Douglas ss.

On this 4th day of June, 2019, personally appeared before me, a Notary Public, Derrick N. And Kallie A. Carpenter personally known (or proved) to me to be the persons whose names are subscribed to the foregoing instrument and who acknowledged to me that they executed the foregoing Water Rights Deed.

\*Carpenter



  
NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1420-33-602-002

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**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$30,568.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$30,568.00  
 Real Property Transfer Tax Due: \$120.90

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

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

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Derrick N. Carpenter and Kallie A. Carpenter  
 Address: P.O. Box 1426  
 City: Genoa  
 State: NV                      Zip: 89411

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Mid Town Ventures, LLC, A Nevada Limited Liability Company  
 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 Title Company  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 103366-ARJ