



00105423202009412150050055

KAREN ELLISON, RECORDER

E02

Assessor's Parcel Number: 1220-04-513-030

Date: January 22, 2020

Recording Requested by:

Name: Town of Gardnerville

Address: 1407 Highway 395 N

City/State/Zip: Gardnerville, NV 89410

Real Property Transfer Tax \$ N/A

Water Rights Grant, Bargain & Sale Deed

**RECORDING REQUESTED BY AND  
MAIL TO:**

Town of Gardnerville  
1407 Hwy. 395 North  
Gardnerville, NV 89410

**WATER RIGHTS GRANT, BARGAIN, SALE DEED**

COMES NOW, Joe GAUDREAU  
WENDE J. CLAUDEAU, hereinafter referred to as  
"Grantor" and the TOWN OF GARDNERVILLE, hereinafter referred to as "TOWN" and/or  
"Grantee", and for good and valuable consideration, the terms of which are as set forth  
hereinbelow, receipt of which is hereby acknowledged, by this Deed convey(s) to Grantee as its  
sole and separate property the water right described hereinbelow:

**WITNESSETH**

**WHEREAS**, Grantor owns a certain surface water right as decreed from the Alpine  
Decree, Civil No. D-183 BRT, which may be identified as Right Number 160 -  
appurtenant to Douglas County Assessor's Parcel Number 1220-04-513, which right is the  
030  
subject of a general assessment from the United States District Court Water Master. Grantor is  
also identified by Claimant Number 1089; and

**WHEREAS**, Grantor desires to convey, and Grantee desires to accept, all that water right  
of the Grantor referenced within this Deed; and

**WHEREAS**, upon the recordation of this Deed, Grantee shall take all steps necessary to  
record this Deed, and to notify the United States District Court Water Master and the Nevada  
Division of Water Resources of the conveyance of the water right of Grantor to Grantee.

NOW, THEREFORE, for and in consideration of Grantee's payment of all general assessment by the United States District Court Water Master due, and to become due in the future, and other good and valuable consideration as is set forth herein, receipt of which is hereby acknowledged, Grantor hereby grants and conveys to Grantee Water Right Number 160 appurtenant to Douglas County Assessor's Parcel Number 1220-04-513-030, which right may also be referenced by Grantor's Claimant Number of 1089. Upon Grantor's recordation of this Deed, and Grantee's notification to the United States District Court Water Master and the Nevada Division of Water Resources, the water right transferred hereby shall become the property of the Grantee, which shall be solely responsible hereinafter for the payment of any and all general assessments due, or to become due, to the United States District Court Water Master for the water right transferred herein.

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.

Witness my hand this 27th day of December, 2019.



GRANTOR:

[Signature]  
JOE GAUDREAVIT

State of Nevada  
County of Douglas

On December 27, 2019 Joe Gaudreault,  
personally appeared before me,

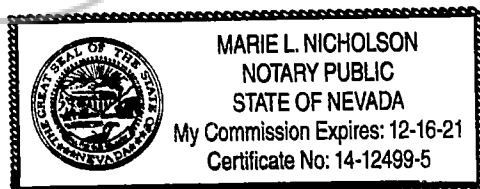
- who is personally known to me
- whose identify I proved on the basis of NV Driver's license
- whose identity I proved on the oath/affirmation of \_\_\_\_\_

GRANTOR:

[Signature]  
WENDE J. GAUDREAVIT

to be the signer of the above document, and he/she acknowledged that he/she signed it.

[Signature]  
Notary Public



State of Nevada  
County of Douglas

On 1/15/20 WENDE J. Gaudreault,  
personally appeared before me,

- who is personally known to me
- whose identify I proved on the basis of NV Drivers License
- whose identity I proved on the oath/affirmation of \_\_\_\_\_

to be the signer of the above document, and he/she acknowledged to be the signer of the above document, and he/she acknowledged that he/she signed it.

[Signature]  
Notary Public

The Deed hereinabove set forth is hereby accepted this 15 day of January, 2020.

Erik Nilsson  
GARDNERVILLE TOWN MANAGER  
ERIK NILSSON

ACKNOWLEDGEMENT

STATE OF NEVADA )  
                                  ) ss.  
COUNTY OF DOUGLAS )

On January 15, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Erik Nilsson known to me to be the signer(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same.

WITNESS my hand and official seal.

Carol A. Louthan  
NOTARY PUBLIC



# STATE OF NEVADA DECLARATION OF VALUE

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**1. Assessor Parcel Number (s)**

- (a) 1220-04-513-030
- (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 right

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \_\_\_\_\_  
 Real Property Transfer Tax Due: \_\_\_\_\_

\$ 0  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 2  
 b. Explain Reason for Exemption: for benefit of town

**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 \_\_\_\_\_ Capacity \_\_\_\_\_

Signature [Signature] Capacity Admin Srvc Mgr

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Joey Wende Gaudreault  
 Address: 2017 Rocking Horse Rd  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Town of Gardnerville  
 Address: 1407 Hwy 395 N  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_