

APN(s): 102-218-001-043  
102-218-001-044  
102-218-001-048  
102-218-001-049

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Alling & Jillson, Ltd.  
Post Office Box 3390  
Lake Tahoe, NV 89449-3390

2587748

Pursuant to NRS 239B.030, the undersigned affirms that this document, submitted for recording, does not contain the social security number of any person or persons.

**WATER RIGHTS DEED**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, THE ALVA F. RICH 2014 LIVING TRUST ("GRANTOR"), hereby releases and forever quitclaims and assigns to JOAQUIN BEAR, LLC, a California Limited Liability Company ("GRANTEES"), all of the right, title, and interest of the undersigned in and to the following water rights, located in the County of Douglas, State of Nevada, which are on file in the Nevada State Engineer's Office:

A portion of Permit 56925 for .05 acre-feet at a diversion rate of 0.0017 cubic feet per second.

**IN WITNESS WHEREOF**, said Grantor has executed this instrument effective as of the date and year indicated below.

DATED: April \_\_, 2020

THE ALVA F. RICH 2014 LIVING TRUST

By: \_\_\_\_\_

RICHARD RADMACHER, TRUSTEE  
THE ALVA F. RICH 2014 LIVING TRUST

DATED: April 20, 2020

JOAQUIN BEAR, LLC

By: \_\_\_\_\_

JOHN LA RUE, MANAGER

This document was executed  
in counter-part and  
shall be deemed as one.

[Notarial Page Follows]

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on \_\_\_\_\_, 2020, by Richard Radmacher.

WITNESS my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on 4-20, 2020, by John La Rue.

WITNESS my hand and official seal.

Mary Kelsh  
NOTARY PUBLIC



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102-218-001-044  
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A portion of Permit 56925 for .05 acre-feet at a diversion rate of 0.0017 cubic feet per second.

**IN WITNESS WHEREOF**, said Grantor has executed this instrument effective as of the date and year indicated below.

DATED: April 21, 2020

THE ALVA F. RICH 2014 LIVING TRUST

By: Richard Radmacher, TRUSTEE  
RICHARD RADMACHER, TRUSTEE  
THE ALVA F. RICH 2014 LIVING TRUST

DATED: April \_\_, 2020

JOAQUIN BEAR, LLC

By: \_\_\_\_\_  
JOHN LA RUE, MANAGER

*[Notarial Page Follows]*

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in counter-part and  
shall be deemed as one.

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF DOUGLAS        )

SEE ATTACHED  
CA. ACKNOWLEDGEMENT  
4-21-2020

This instrument was acknowledged before me on \_\_\_\_\_, 2020, by Richard Radmacher.

WITNESS my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on \_\_\_\_\_, 2020, by John La Rue.

WITNESS my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary 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 PLACER }

On 21 April 2020 before me, **Makenzie Kirkwood**, Notary Public,  
Date

personally appeared Richard Rodmacher  
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.



Place Notary Seal Above

Makenzie Kirkwood  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document*

### Description of Attached Document

Title or Type of Document: Water Rights Deed

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

# STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)
- a) 1022-18-001-043
  - b) 1022-18-001-044
  - c) 1022-18-001-048
  - d) 1022-18-001-049

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	
Document/Instrument #	_____
Book	Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property: \$0
- Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- Transfer Tax Value: \$0
- Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #3
- b. Explain reason for exemption: zero value included in Grant Bargain Sale Deed

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 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: *Micah* Capacity: *agent*

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Alva F. Rich 2014 Living Trust

Address: 1500 Shadow Mountain Ct

City: Auburn

State: CA Zip: 95602

Print Name: Joaquin Bear LLC

Address: P.O. 1030

City: Aptos

State: CA Zip: 95001

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title Insurance Company File Number: 143-2587748 mk/mk

Address 1663 US Highway 395, Suite 101

City: Minden State: NV Zip: 89423

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