



00111907202009468040040048

KAREN ELLISON, RECORDER

Assessor's Parcel Number: 1219-14-001-014

Recording Requested By:

Name: TRENT A. THOLEN

Address: 1616 8TH STREET

City/State/Zip MINDEN, NV 89423

Real Property Transfer Tax: \$N/A

AGRICULTURAL USE ASSESSMENT APPLICATION

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

APN (Assessor's Parcel Number):

1219-14-001-014

**Return this application to:
Douglas County Assessor
1616 8th St
P O Box 218
Minden, NV 89423**

RECEIVED

MAY 29 2020

**ASSESSOR'S OFFICE
DOUGLAS COUNTY**

Agricultural Use Assessment Application

This space for Recorder's Use Only

Return this application to the County Assessor's Office at the address shown above no later than June 1st. If this application is approved, it will be recorded and become a public record.

IF MORE SPACE IS NEEDED, PLEASE ATTACH ADDITIONAL SHEETS AS NECESSARY TO THIS APPLICATION.

1.) Please type in the following information for each owner of record or his representative. Attach additional sheets if necessary:

Owner: Steven Bosch
Address: 9890 Washingtonian Blvd. Apt. 1101
City/State/Zip: Gaithersburg, MD 20878

Representative: _____
Address: _____
City/State/Zip: _____

2.) Describe all the uses of the land for which you are requesting an agricultural designation, such as agricultural, residential, commercial, or industrial use (For instance, if you farm and live on this parcel, the use would be both agricultural and residential). In addition, please describe the agricultural operation. (For instance, raising crops, livestock, poultry, fur-bearing animals, bees, aquatic agriculture, hydroponic gardens.)

The land is vacant. It is unoccupied and has no temporary or permanent buildings on it. It has been, and for the foreseeable future will continue to be, used exclusively for cattle grazing. The land lays fallow when cattle are not actively grazing on it.

3.) What is the size of the land devoted to agricultural use? 100% (23.792 Acres). Note: The grazing lease specifies 21 acres because at some point I might need to fence some land off for an RV or camper.

4.) Is this parcel contiguous to other lands controlled by the owner and designated as agricultural? Yes _____ No X

5.) What is the date the property was originally placed in service by the owners listed above for agricultural purposes? 8/28/2019

6.) Was this property previously assessed as agricultural? Unknown If yes, when was it assessed as agricultural? _____

7.) Was the gross income from agricultural use of the land during the preceding calendar year \$5,000 or more? Yes X No _____

8.) Please attach a statement of revenues and expenses related to the agricultural use of the land and include a copy of IRS Form F. Additional documentation may be requested by the county assessor.

The undersigned hereby certify the foregoing information submitted is true, accurate and complete to the best of (my) (our) knowledge. (I) (We) understand if this application is approved, this property may be subject to liens for undetermined amounts. (I) (We) understand that if any portion of this land is converted to a higher use, it is our responsibility to notify the assessor in writing within 30 days of the conversion.

EACH OWNER OF RECORD OR HIS AUTHORIZED REPRESENTATIVE MUST SIGN BELOW. IF SIGNED BY A REPRESENTATIVE, THE REPRESENTATIVE MUST INDICATE FOR WHOM HE IS SIGNING, HIS CAPACITY, AND UNDER WHAT AUTHORITY. PLEASE TYPE THE NAME UNDER EACH SIGNATURE.

[Signature] _____ Owner
Signature of Applicant or Agent Capacity (Owner, Representative, or Lessee)

Steven Bosch _____ Owner 5/28/2020
Type or Print Name Authority (i.e. Power of Attorney) Date

9890 Washingtonian Blvd., #1101, Gaithersburg, MD, 20878 301-873-8344 _____
Address/City/State/Zip Phone Number FAX Number

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION		
<input checked="" type="checkbox"/> Application Received	<u>5/29/20</u>	<u>TI</u>
	Date	Initial
<input checked="" type="checkbox"/> Property Inspected	<u>5/29/20</u>	<u>TI</u>
	Date	Initial
<input type="checkbox"/> Income Records Inspected: <u>MA</u>	_____	_____
	Date	Initial
<input checked="" type="checkbox"/> Written Notice of <u>Approval</u> or Denial Sent to Applicant	<u>5/29/20</u>	<u>TI</u>
	Date	Initial
<input type="checkbox"/> Application forwarded to Department of Taxation	_____	_____
	Date	Initial
<input type="checkbox"/> Department of Taxation returned application	_____	_____
	Date	Initial
Reasons for Approval or Denial and Other Pertinent Comments: <u>Continued ag use. Lease with Slossa Ranch renewed</u>		
<u>[Signature]</u> _____	<u>Assessor</u>	<u>5/29/2020</u>
Signature of Official Processing Application	Title	Date

BOSCH/SCOSSA PASTURE LEASE AGREEMENT
May 2020 - October 2021

This Lease Agreement is between Steven Bosch, Lessor and Scossa Ranch LLC, Lessee, for 21 acres of land on assessor parcel number 1219-14-001-014, located at 933 Sheridan Lane, Gardnerville, NV 89460. Lessor agrees that Lessee may use the aforementioned acreage at any time to graze cattle owned by Lessee. Lessee agrees to do routine maintenance on the aforementioned acreage, in order to keep said acreage in a condition equal to its present condition.

The Term of this Lease is from May 30, 2020 to October 31, 2021, or until terminated in writing by either party, whichever comes first. Both parties agree that USPS Certified Mail shall be the method by which written termination is executed; with the effective date of termination being 90 days after said termination letter is mailed.

Steven Bosch, Lessor:

Print: STEVEN BOSCH Sign:  Date: 5/28/2020

Scossa Ranch LLC, Lessee:

Print: Scossa Ranch LLC Sign: by Russell Scossa Date: 5/24/2020