

APN# \_\_\_\_\_

Recording Requested by/Mail to:

Name: GUNDERSON LAW FIRM

Address: 3895 Warren Way

City/State/Zip: Reno, NV 89509

Mail Tax Statements to:

Name: Kozo Sato, Trustee, Kozo Sato Survivor's Trust

Address: 548 Belle Avenue

City/State/Zip: San Rafael, CA 94901



KAREN ELLISON, RECORDER

WATER RIGHTS DEED

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Mark H. Gunderson

Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**No. 1**

WHEN RECORDED MAIL ORIGINAL  
AND TAX STATEMENTS TO:  
Kozo Sato, Trustee  
Kozo Sato Survivor's Trust  
548 Belle Avenue  
San Rafael, California 94901

Pursuant to NRS 239B.030(4), the undersigned hereby affirms that the foregoing instrument does not contain the social security number of any person.

**WATER RIGHTS DEED**

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged, THE UNIVERSITY OF NEVADA, RENO FOUNDATION, Mail Stop 0007, Reno, Nevada 89557-0007, as Grantor, does hereby RELEASE AND FOREVER QUITCLAIM AND ASSIGN to KOZO SATO, TRUSTEE OF THE KOZO SATO SURVIVOR'S TRUST, U/T/D April 20, 1992, 548 Belle Avenue, San Rafael, California 94901, as Grantee, a portion of Grantor's right, title and interest in and to the certain water rights on file in the Office of the Nevada State Engineer, Division of Water Resources, described as follows:

A total of 1.0 AFA, consisting of a portion of Certificate 350-2, Claim V02148A02, together with the pro rata rate of diversion, and as decreed "In the Matter of Determination of the Relative rights of the Claimants and Appropriators in and to the Waters of Glenbrook Creek and its tributaries, in Douglas County, Nevada, Case No. 859."

TOGETHER WITH, all tenements, hereditaments and appurtenances, if any, 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 any appurtenances, unto the said Grantee and to their successors, heirs and assigns forever.

DATED this 14<sup>th</sup> day of December, 2020.

GRANTOR:

THE UNIVERSITY OF NEVADA,  
RENO FOUNDATION

By: Lynda L. Buhlig  
Lynda L. Buhlig

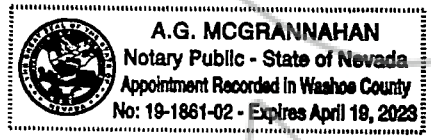
Its: Interim Executive Director

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

This instrument was acknowledged before me on December 14, 2020, by Lynda L. Buhlig, as Interim Executive Director of the University of Nevada, Reno Foundation.

WITNESS my hand and official seal.

A.G. McGrannahan  
NOTARY PUBLIC



STATE OF NEVADA  
 DECLARATION OF VALUE

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'l/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other Water Rights

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \$17,500.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 Transfer Tax Value: \$ \$17,500.00  
 Real Property Transfer Tax Due: \$ \$68.25

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # N/A  
 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 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 *Mark H. Gunderson* Capacity Attorney

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

SELLER (GRANTOR) INFORMATION  
 (REQUIRED)

BUYER (GRANTEE) INFORMATION  
 (REQUIRED)

Print Name: The University of Nevada, Reno Foundation  
 Address: Mail Stop 0007  
 City: Reno  
 State: NV Zip: 89557-0007

Print Name: Kozo Sato, Trustee of the Kozo Sato Survivor's  
 Address: 548 Belle Avenue  
 City: San Rafael  
 State: CA Zip: 94901

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Mark H. Gunderson Escrow # \_\_\_\_\_  
 Address: 3895 Warren Way  
 City: Reno State: NV Zip: 89509

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