



KAREN ELLISON, RECORDER E03

APN(s): 1022-18-001-046

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

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

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, HPS PROPERTIES, LLC ("GRANTOR"), hereby releases and forever quitclaims and assigns to Fort Sage, LLC ("GRANTEE"), 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:

Permit No. 55478 / Certificate No. 16360 for .08 cubic feet per second, but not to exceed 2.52 million gallons annually.

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

DATED: February 16, 2021

HPS PROPERTIES, LLC

By: Richard Radmacher  
RICHARD RADMACHER, MANAGING  
MEMBER

SEE ATTACHED  
CA ACKNOWLEDGEMENT  
02-16-2021

**[Notarial Page Follows]**

# 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 02-16-2021 before me, **Makenzie Kirkwood**, Notary Public,  
Date

personally appeared Richard Radmacher  
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. 1022-18-001-046  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a. <input type="checkbox"/> Vacant Land                                | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse                               | d. <input type="checkbox"/> 2-4 Plex         |
| e. <input type="checkbox"/> Apt. Bldg                                  | f. <input type="checkbox"/> Comm'l/Ind'l     |
| g. <input type="checkbox"/> Agricultural                               | h. <input type="checkbox"/> Mobile Home      |
| <input checked="" type="checkbox"/> Other <u>Water Rights Transfer</u> |  |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: <u>4/15/21</u>	
Notes: <u>OK by Matt to put #3 exemption</u>	

- 3.a. Total Value/Sales Price of Property \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( 0.00 ))  
 c. Transfer Tax Value: \$ 0.00  
 d. Real Property Transfer Tax Due \$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 3  
 b. Explain Reason for Exemption: RPTT paid as part of Grant, Bargain and Sale Deed  
Previously Recorded - Douglas County Recorder Document No.: 2021-959387

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 [Signature] Capacity: Grantor, Managing Member

Signature [Signature] Capacity: Grantee

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

Print Name: HPS Properties, LLC  
 Address: 1500 Shadow Mountain Court  
 City: Auburn  
 State: CA Zip: 95602

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

Print Name: Fort Sage, LLC  
 Address: 1320 US Hwy 395 N  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: Alling & Jillson, Ltd  
 Address: P.O. Box 3390  
 City: Lake Tahoe

Escrow # n/a  
 State: NV Zip: 89449-3390

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED