

DOUGLAS COUNTY, NV
RPTT:\$795.60 Rec:\$40.00
\$835.60 Pgs=2
TICOR TITLE - RENO (MAIN)
KAREN ELLISON, RECORDER

2021-967020

05/06/2021 03:14 PM

APN: No APN (Water)

**RECORDING REQUESTED BY AND
AFTER RECORDATION, RETURN TO:**

Hidden Woods, LLC
1274 Hidden Woods Drive
Glenbrook, Nevada 89413
Attn: Sara Regan

The undersigned hereby affirm(s) that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WATER RIGHTS DEED

THIS WATER RIGHTS DEED is made and entered into this 6th day of May, 2021, by and between JOHN JOSEPH MAC SWEEN, TRUSTEE OF THE MAC SWEEN FAMILY TRUST, (hereinafter referred to as "GRANTOR"), and HIDDEN WOODS, LLC, a Nevada limited liability company, (hereinafter referred to as "GRANTEE").

WITNESSETH:

That said GRANTOR, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and forever convey to GRANTEE, and to their successors, heirs and assigns forever, all of GRANTORS' right, title, and interest in and to the following described water rights situate in Douglas County, Nevada:

A portion (twenty-five and forty-eight hundredths (25.48) acre-feet annually) of the underground water rights under Permit No. 47048, Certificate No. 11145, issued by the Nevada Department of Conservation and Natural Resources, Division of Water Resources, appurtenant to Douglas County Assessor Parcel No. 1421-00-002-006.

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. Together with any and all base rights or change applications associated with said water rights.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said water rights and appurtenances, unto the GRANTEE, its successors and assigns forever.

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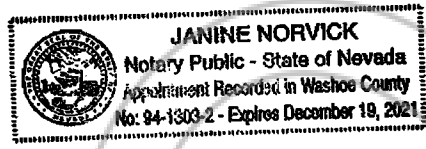
IN WITNESS WHEREOF, the GRANTOR has hereunto executed this WATER RIGHTS DEED the day and year first written above.

GRANTOR:
THE MAC SWEEN FAMILY TRUST

By: John J. MacSween
Name: John Joseph Mac Sween
Its: Trustee

STATE OF NEVADA)
)
COUNTY OF Washoe) : ss.

This instrument was acknowledged before me on this 6th day of May, 2021, by John Joseph Mac Sween, Trustee of the Mac Sween Family Trust.



Janine Norvick
NOTARY PUBLIC

My Commission Expires: 12.19.21

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

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 only

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 203,840.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 203,840.00
 d. Real Property Transfer Tax Due: \$ 795.60

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 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 John J. MacSween Capacity Grantor
 Signature Paula Nowick - Agent Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: John Joseph Mac Sween, Trustee of the Mac Sween Family Trust
 Address: P.O. Box 661
 City: Zephyr Cove
 State: NV Zip: 89448

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Hidden Woods, LLC, a Nevada limited liability company
 Address: 1274 Hidden Woods Drive
 City: Clenbrook
 State: NV Zip: 89413

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 2004198B-010-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED