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KAREN ELLISON, RECORDER

E03

When Recorded Return to:  
Renaissance Ranch LLC  
4760 Peninsula Point Drive  
Seaside, CA 93955  
APN 1220-06-002-011, 1220-07-001-015

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

### WATER RIGHTS QUITCLAIM DEED

THIS INDENTURE is made and entered into this 16<sup>th</sup> day of June 2021, between, MIGUEL and TERESA A. LEONIS, hereinafter referred to as "Grantor", and, RENAISSANCE RANCH LLC, a Nevada Limited Liability Company, hereinafter referred to as "Grantee".

#### WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to them in hand paid by the Grantee and for other good and valuable consideration, the receipt whereof is hereby acknowledged, have remised, released and forever quitclaimed, and by these presents to remise, release and forever quitclaim unto the Grantees and to their heirs, successors and assigns forever, all of their right, title and interest in and to the following water right(s) which are on file in the Nevada State Engineer's Office:

**All of underground PERMIT NO. 80478, being 0.896 acre-feet of water annually together with a diversion rate of 0.0125, for stock-watering purposes.**

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

IN WITNESS WHEREOF, the Grantor has hereunto executed this Water

Rights Quitclaim Deed the day and year first above written.

GRANTOR:

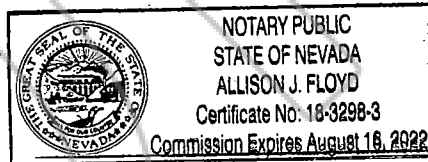
Miguel Leonis  
Miguel Leonis

Teresa A. Leonis  
Teresa A. Leonis

STATE OF NEVADA     )  
  ) SS  
COUNTY OF DOUGLAS )

On this 16<sup>th</sup> day of June 2021, personally appeared before me, a Notary Public, Miguel and Teresa A. Leonis, personally known or proved to me to be the persons whose names are subscribed to the attached instrument who acknowledged that they executed the foregoing instrument.

Allison J. Floyd  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-07-001-015  
 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 Right

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

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 3  
 b. Explain Reason for Exemption: W/R included with Parcel - Grant, Bargain and Sale  
Doc# 2021-968098

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 [Handwritten Signature] Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Miguel and Teresa A. Leonis  
 Address: P.O. Box 933  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Renaissance Ranch, LLC  
 Address: 4760 Peninsula Point Drive  
 City: Seaside  
 State: CA Zip: 93955

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: R.O. Anderson Engineering, Inc. Escrow # N/A  
 Address: P.O. Box 2999  
 City: Minden State: NV Zip: 89423