



00141150202109730810040049  
KAREN ELLISON, RECORDER

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

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)

*Mark H. Gunderson*

Signature

Mark H. Gunderson, Esq.

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, KOZO SATO, TRUSTEE OF THE KOZO SATO SURVIVOR'S TRUST, U/T/D April 20, 1992, 548 Belle Avenue, San Rafael, California 94901, as Grantor, does hereby RELEASE AND FOREVER QUITCLAIM AND ASSIGN to GLENBROOK WATER COOPERATIVE, INC, 1921 Glenbrook Road, Glenbrook NV, 89413 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:

One (1) Acre-Foot (AFA) being a portion of 66.232 acre-feet annually, together with the pro rata rate of diversion, of Adjudicated Proofs V02147 and V02148A02 (Certificate 350-2), and 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 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 24 day of August, 2021

GRANTOR:

KOZO SATO, TRUSTEE OF THE KOZO SATO  
SURVIVOR'S TRUST, U/T/D April 20, 1992

By: *Kozo Sato*  
Kozo Sato, Trustee of the Kozo Sato  
Survivor's Trust, U/T/D April 20, 1992

State of California            )  
  )ss.  
County of Marin                )

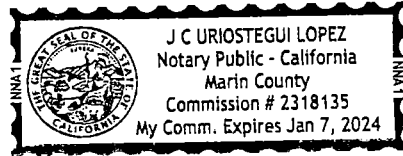
On this 24 day of August, 2021, before me, *JC Uriostegui Lopez*, a notary public, personally appeared Kozo Sato, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same 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.

*JC Uriostegui Lopez*

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	
Notes:	_____
	_____

**3. Total Value/Sales Price of Property:**

	<b>\$ 17,500.00</b>
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 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 Gunderson* Capacity Attorney  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

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

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

**Print Name:** Glenbrook Water Cooperative, Inc.  
**Address:** 1594 Esmeralda Av.  
**City:** Minden  
**State:** NV **Zip:** 89423

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

**Print Name:** Mark Gunderson, Esq **Escrow #** \_\_\_\_\_  
**Address:** 3895 Warren Way  
**City:** Reno **State:** NV **Zip:** 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)