

DOUGLAS COUNTY, NV

2021-973570

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

09/03/2021 11:38 AM

WESTERN TITLE

KAREN ELLISON, RECORDER

E03

Recording Requested By:

Western Title Company, LLC

Escrow No.: 123819-SLA

When Recorded Mail To:

Carter Hill Homes

1625 Highway 88

Minden, NV 89423

Mail Tax Statements to: (deeds only)

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature _____

Sherry Ackermann

Escrow Officer

Water Rights Quitclaim Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

**This document is being
recorded as an
accomodation only.**

When Recorded Return to:
Carter Hill Homes LLC
1625 Highway 88
Minden, Nevada 89423

WATER RIGHTS QUITCLAIM DEED

THIS INDENTURE is made and entered into this 31 day of August 2021, between Kent R. Neddenriep, Marie C. Johnson, NEDDENRIEP JOHNSON FAMILY TRUST, dated December 18, 2002, Mark W. Neddenriep, and the NEDD FAMILY LLC, hereinafter collectively referred to as "GRANTOR", and CARTER HILL HOMES LLC, 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 GRANTEE and to their heirs, successors and assigns forever, all of their right, title and interest in the water and water rights appurtenant to certain real property that is described as Parcel 4B of Parcel Map No. 2 for the Neddenriep Johnson Family Trust Dated December 18, 2002 and NEDD Family, LLC, recorded as Document Number 2019-931025 of the Douglas County, Nevada Records. Said Parcel 4B is approximately 2.38 acres and is conveyed from GRANTOR to GRANTEE by separate deed on or about this same date. Said water rights being on file in the Office of the Nevada State Engineer and the Federal Water Master of the Carson River:

A portion of Claim 581 appurtenant to Parcel 4A, not to exceed 2.38 acres, heretofore adjudicated in that certain action entitled "United States of America, Plaintiff v. Alpine Land and Reservoir Company, a Corporation, et al, Defendants", the same in Equity Docket No. D-183 in the United States District Court for the state of Nevada (Carson River Decree), together with the historic and previously deeded rights to conveyance facilities (ditches, diversions, etc.) in accordance with established practices, customs, agreements and decrees.

TO HAVE AND TO HOLD, all and singular, the said water and 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:

Kent R. Neddenriep
Kent R. Neddenriep

Marie C. Johnson
Marie C. Johnson

NEDDENRIEP JOHNSON FAMILY TRUST, dated December 18, 2002

Kent R. Neddenriep
Kent R. Neddenriep, Trustee

Marie C. Johnson
Marie C. Johnson, Trustee

NEDD FAMILY LLC

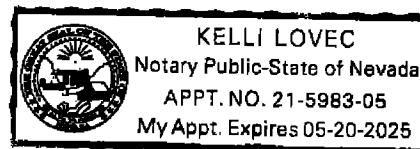
Mark W. Neddenriep
Mark W. Neddenriep, Manager

Mark W. Neddenriep
Mark W. Neddenriep

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

On this 31 day of August, personally appeared before me, a Notary Public, Kelli Lovec, and Kent R. Neddenriep, and Marie C. Johnson personally known to me to be the persons whose names are subscribed to the attached instrument who acknowledged that they executed the foregoing instrument. Mark W. Neddenriep

Kelli Lovec
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-18-002--027, 029, 030

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 _____

FOR RECORDERS OPTIONAL USE ONLY
 NOTES: _____

3. Total Value/Sales Price of Property: \$ _____
 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: Water Rights deed, transfer tax was paid with purchase of document no. 2021-973550

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 Escrow
 Signature _____ Capacity _____

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

Print Name: Nedd Family LLC, a Nevada Limited Liability Company
 Address: 176 St. Route 88
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: Carter Hill Homes LLC, a Nevada Limited Liability Company
 Address: 1625 Highway 88, Suite 102
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo. LLC. On behalf of Western Title Company
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 123819-SLA