

DOUGLAS COUNTY, NV

2021-974125

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

09/17/2021 09:07 AM

STEWART TITLE COMPANY - NV

KAREN ELLISON, RECORDER

E03

APN# N/A Water Rights QC Deed

Recording Requested by/Mail to:

Name: Matuska Law Offices, Ltd.

Address: 2310 South Carson Street, #6

City/State/Zip: Carson City, NV 89701

Mail Tax Statements to:

Name: Douglas and Sally Taylor, TTEEs

Address: 1024 East Valley Road

City/State/Zip: Gardnerville, NV 89410

Water Rights Quitclaim 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)



Signature

Michael L. Matuska

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

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

WATER RIGHTS QUITCLAIM DEED

THIS INDENTURE is made and entered into this 16th day of September, 2021 between, Ann L. Geary, hereinafter referred to as "Grantor," and Douglas Taylor and Sally Taylor, Trustees of the Douglas and Sally Taylor Revocable Trust, 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 her in hand paid by the Grantee and for other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release and forever quitclaim unto the Grantees and to their heirs, successors and assigns forever, all right, title and interest in and to the following water rights which are on file in the Nevada State Engineer's Office:

Any and all water rights associated with or appurtenant to Douglas County APN 1220-11-002-016, including but not necessarily limited to a portion of PERMIT NO. 47104, being 35.58 acre-feet of water annually, together with pro rata rates of diversion and an equivalent right, title and interest in and to CERTIFICATE NO. 11579.

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.

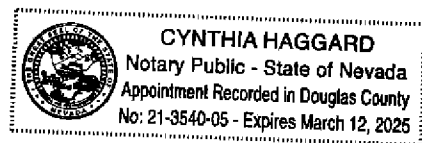
GRANTOR:

Ann L. Geary
Ann L. Geary

STATE OF NEVADA)
) ss.
Douglas)

On this 16th day of September 2021 personally appeared before me, Cynthia Haggard, a Notary Public, ANN L. GEARY, personally known or proved to me to be the person whose name is subscribed to the attached instrument who acknowledged that he executed the foregoing instrument.

Cynthia Haggard
Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) N/A Water Rights QC Deed
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
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: Transfer tax for Water Rights QC Deed was included in the Grant Bargain and Sale Deed recorded concurrently herewith.

5. Partial Interest: Percentage being transferred: 100.0 %

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 *Ann L. Geary* Capacity Grantor
 Signature _____ Capacity Grantee (Trustee)

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Ann L. Geary
 Address: 1000 East Valley Road
 City: Gardnerville
 State: Nevada Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Douglas and Sally Taylor, Trustees
 Address: 1024 East Valley Road
 City: Gardnerville
 State: Nevada Zip: 89410

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Matuska Law Offices, Ltd. Escrow # _____
 Address: 2310 South Carson Street, #6
 City: Carson City State: NV Zip: 89701