

APNs 1221-13-000-001 & 002  
When recorded return to:  
Reid Family Trust,  
Jason and Colleen Reid TTE  
3000 Pinenut Road  
Gardnerville, NV 89410



KAREN ELLISON, RECORDER

### WATER RIGHTS DEED

THIS WATER RIGHTS DEED, made and entered into this 3 day of January, 2022, between Sierra Spirit Ranch, L.L.C. a Nevada limited liability company, Grantor, and Reid Family Trust, Grantee, whose address is 3000 Pinenut Road, Gardnerville, NV 89410 to convey the below mentioned water rights from Sierra Spirit Ranch, LLC to Reid Family Trust.

#### WITNESSETH:

That said Grantor, for good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey to Grantee, and to its successors, heirs and assigns forever, all right, title and interest in and to the following described water rights, in the Douglas County, State of Nevada, more particularly described as follows:

#### Water Rights:

A portion of ground water NDWR Permit No. 77192, being 0.019 c.f.s. and a total of 5.00 acre feet annually.  
3.00 acre feet annually as part of the real estate and property sale, 3000 Pinenut Road, Gardnerville, NV 89410 from Grantor to Grantee and an additional 2.00 acre feet annually executed with this Water Rights Deed.

Let this Water Deed clarify that 5 acre feet annually, from NDWR Permit No. 77192, remains attached to an Ag well on APN 1221-13-000-002, which is owned by Reid Family Trust. The balance of NDWR Permit No. 77192 is relocated to an Ag well through Change Application 88707.

NDWR Permit No. 77194, also owned by Sierra Spirit Ranch, LLC, remains unchanged. All water rights associated with NDWR Permit No. 77194 are reserved to Sierra Spirit Ranch, LLC.

Sierra Spirit Ranch, LLC is owned by The Rodney and Dorea Shoemaker Trust. The Rodney and Dorea Shoemaker Trust owns NDWR Permit No. 77191. All water rights associated NDWR Permit No. 77191 are reserved to The Rodney and Dorea Shoemaker Trust.

TO HAVE AND TO HOLD, all and singular, the said water rights described above, together with appurtenances, unto the said Grantee, and its successors, heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this Water Rights Deed the day and year first hereinabove written.

The execution of this DEED reserves to Grantor, Sierra Spirit Ranch, LLC, any and all Water Rights associated with Water Permit #77192 excluding the 5 acre feet annually being sold to Grantee, The Reid Family Trust.

**Grantor:**  
**Sierra Spirit Ranch, LLC, a Nevada limited liability company**

Rodney Shoemaker  
Rodney Shoemaker, Manager

Dorea Shoemaker  
Dorea Shoemaker, Manager

**Grantee:**  
**Reid Family Trust**

Jason Reid  
Jason Reid, TTE

Colleen Reid  
Colleen Reid, TTE

STATE OF NEVADA  
DOUGLAS COUNTY


On this 3 day of January 2022, Rodney and Dorea Shoemaker, personally appeared before me, who is personally known (or proved) to me to be the signer of the above instrument, and he acknowledged that he signed it.


[Signature]  
Notary Public

On this 7 day of January 2022, Jason and Colleen Reid, personally appeared before me, who is personally known (or proved) to me to be the signer of the above instrument, and he acknowledged that he signed it.

[Signature]  
Notary Public

OWEN WINBURN  
Notary Public  
State of Nevada  
Appt. No. 21-3531-05  
My Appt. Expires July 6, 2025



 OWEN WINBURN  
Notary Public  
State of Nevada  
Appt. No. 21-3531-05  
My Appt. Expires July 6, 2025

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	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 24,000  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ 24,000 ✓  
 Real Property Transfer Tax Due: \$ 93.60 ✓

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 Robney Shoemaker Capacity Seller

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Robney Shoemaker  
 Address: 3040 Robison Rd  
 City: Gardnerville, NV  
 State: NV Zip: 89410

Print Name: Colleen & Jason Reid  
 Address: 3000 Pineroot Rd  
 City: Gardnerville  
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING  
(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)