

DOUGLAS COUNTY, NV
RPTT:\$17.55 Rec:\$40.00
\$57.55 Pgs=3
TAGGART AND TAGGART, LTD.
KAREN ELLISON, RECORDER

2022-984717

05/06/2022 02:08 PM

The undersigned hereby affirms that there is no Social Security number contained in this document

DOUGLAS CO. APN: 1418-34-304-012

RECORDING REQUESTED BY:

Snug Harbor Water Co-op
173 Snug Harbor Rd.
Glenbrook, NV 89413

AFTER RECORDATION RETURN TO:

Taggart & Taggart, Ltd.
108 N. Minnesota St.
Carson City, NV 89703

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WATER RIGHTS QUITCLAIM DEED

THIS WATER RIGHTS DEED is made and entered into to convey the below-mentioned water rights from JAMES M. FITZPATRICK and GLORIA G. FITZPATRICK, in their capacity as the trustees of THE FITZPATRICK TRUST dated 10/24/2000 (hereinafter referred to as "GRANTOR") to the SNUG HARBOR WATER CO-OP, a Nevada non-profit cooperative corporation (hereinafter referred to as "GRANTEE")

WITNESSETH:

That said GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and for other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents hereby convey, transfer, and quitclaim unto GRANTEE, and to its successors, heirs, and assigns forever, all of GRANTOR'S right, title, and interest in and to those certain waters and water rights situate in the County of Douglas, State of Nevada, as described as follows, to wit:

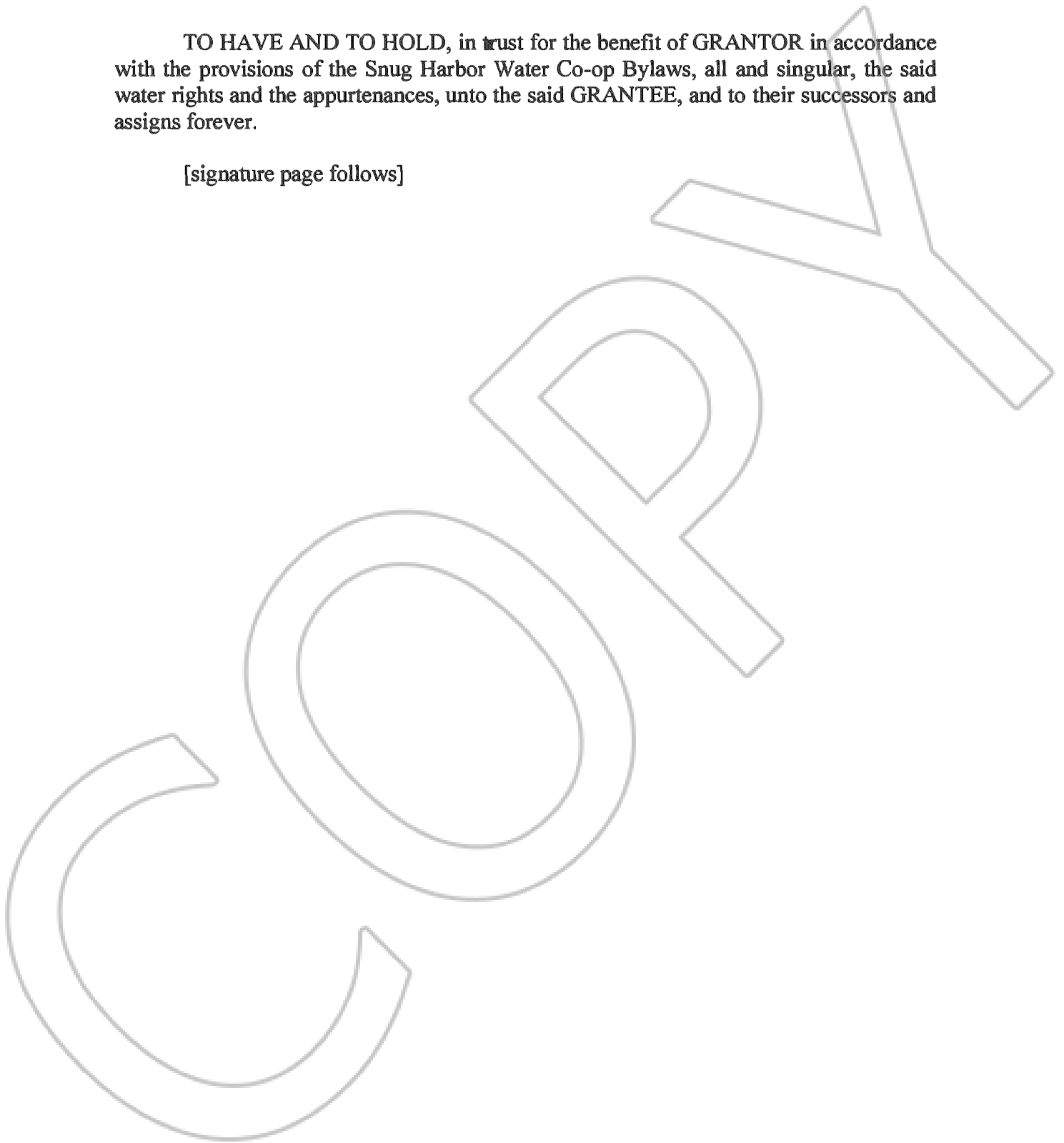
All of GRANTOR'S interest, if any, in and to Nevada Division of Water Resources Permit 16488, Certificate 7221.

All of GRANTOR'S interest, if any, in and to any water rights GRANTEE may acquire in the future for the benefit and operation of the Snug Harbor Water Co-op.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues, or profits thereof.

TO HAVE AND TO HOLD, in trust for the benefit of GRANTOR in accordance with the provisions of the Snug Harbor Water Co-op Bylaws, all and singular, the said water rights and the appurtenances, unto the said GRANTEE, and to their successors and assigns forever.

[signature page follows]



IN WITNESS WHEREOF the GRANTOR has hereunto executed the foregoing WATER RIGHTS QUITCLAIM DEED.

DATED this 6 day of APRIL, 2022.

GRANTOR:

BY: James M. Fitzpatrick
James M. Fitzpatrick

STATE OF NEVADA)
: ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on April 6, 2022, by James M. Fitzpatrick.

WITNESS my hand and official seal.



Kathleen Lippiatt
NOTARY PUBLIC

BY: Gloria G. Fitzpatrick
Gloria G. Fitzpatrick

STATE OF Nevada)
: ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on April 6, 2022, by Gloria G. Fitzpatrick.

WITNESS my hand and official seal.



Kathleen Lippiatt
NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1418-34-304-012
 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: \$ \$4,480.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ \$4,480.00
 Real Property Transfer Tax Due: \$ \$17.55

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

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 David H. Rigdon, Esq. Capacity Attorney

Signature _____ Capacity _____

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

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

Print Name: James M. Fitzpatrick & Gloria G. Fitzpatrick
 Address: 1160 U.S. Hwy 50
 City: Zephyr Cove
 State: Nevada Zip: 89448

Print Name: Snug Harbor Water Co-op
 Address: PO Box 1686
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Taggart & Taggart, Ltd. Escrow # N/A
 Address: 108 N. Minnesota St.
 City: Carson City State: NV Zip: 89703

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