



00162862202209921600030035

KAREN ELLISON, RECORDER

When Recorded Return to:  
R.O. Anderson Engineering, Inc.  
1603 Esmeralda Avenue  
Minden, NV 89423

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

### WATER RIGHTS QUITCLAIM DEED

THIS INDENTURE is made and entered into this 30 day of November 2022, between, GUNDERADO RANCH, LLC, a Nevada limited-liability, company hereinafter referred to as "Grantor", and HOLBROOK BEEF and CATTLE COMPANY, LLC, a Nevada limited-liability company, 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 Grantees and to their heirs, successors and assigns forever, all of their right, title and interest in and to the following water rights which are on file in the Nevada State Engineer's Office:

**A portion of PERMIT NO. 53452, being 10.0 acres of water per season together with a pro-rata rate of diversion.**

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.

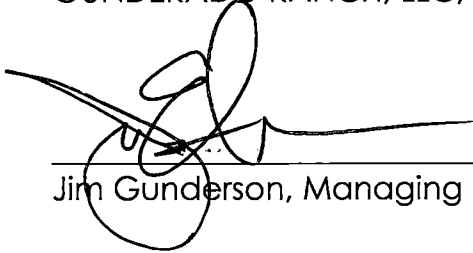
TO HAVE AND TO HOLD, all and singular, the said water rights with the appurtenances, unto the said Grantee and to their successors, heirs and assigns forever.

///  
///  
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IN WITNESS WHEREOF, the Grantor has hereunto executed this Water Rights  
Quitclaim Deed the day and year first above written.

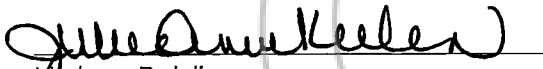
GRANTOR:

GUNDERADO RANCH, LLC, a Nevada limited-liability company

  
\_\_\_\_\_  
Jim Gunderson, Managing Member

STATE OF NEVADA            )  
                                          ) SS  
COUNTY OF DOUGLAS    )

On this 9 day of November 2022, personally appeared before me, a Notary Public,  
Jim Gunderson, Managing Member of Gunderado Ranch, LLC, 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.

  
\_\_\_\_\_  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) \_\_\_\_\_  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_ N/A

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: \$ \$25,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \$25,000.00  
 Real Property Transfer Tax Due: \$ \$97.50 ✓

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 \_\_\_\_\_ Capacity Seller

Signature \_\_\_\_\_ Capacity Buyer's Agent

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Gunderado Ranch, LLC  
 Address: P.O. Box 853  
 City: Genoa  
 State: NV Zip: 89411

Print Name: Holbrook Beef & Cattle Company  
 Address: 6770 S. McCarran Blvd., Suite 202  
 City: Reno  
 State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: R.O. ANDERSON ENGINEERING, INC. Escrow # N/A  
 Address: P.O. Box 2229  
 City: Minden State: NV Zip: 89423

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