

When Recorded Return to:  
Chrysann Collatos PhD, VMD  
P.O. Box 60730  
Reno, NV 89506



00174752202310022320030035

SHAWNYNE GARREN, RECORDER

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 9<sup>th</sup> day of November, 2023 between, Flying Eagle Ranch, LLC, a Nevada limited liability company, hereinafter referred to as "GRANTOR", and 650 Artemesia, 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 GRANTEE 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:

**Permit 91850 being 12.07 acre-feet with a diversion rate of .029cfs, and  
Permit 91851 being 11.56 acre-feet with a diversion rate of .021cfs**

**Permit No. 91850 and Permit No. 91851 have a total combined duty  
of 12.07 acre-feet.**

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:

FLYING EAGLE RANCH, LLC

Nathan A. Leising  
Nathan Leising, Manager

STATE OF Nevada )  
                                  ) ss  
COUNTY OF Douglas )

On this 9<sup>th</sup> day of November 2023, personally appeared before me, a  
Notary Public, Nathan Leising, Manager, Flying Eagle Ranch, LLC, personally known to  
me to be the person whose name is subscribed to the attached instrument who  
acknowledged that they executed the foregoing instrument.

Julie Anne Keelen  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) N/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: \$12,070.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$12,070.00  
 Real Property Transfer Tax Due: \$48.75

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 [Signature] Capacity as agent  
 Signature [Signature] Capacity as agent

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Nate Leising  
 Address: 850 Flying Eagle Ranch Lane  
 City: Gardnerville  
 State: NV Zip: 89460

Print Name: Chrysann Collatos  
 Address: P.O. Box 67030  
 City: Reno  
 State: NV Zip: 89506

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: R.O Anderson Engineering Escrow # \_\_\_\_\_  
 Address: P.O. Box 2229  
 City: Minden State: NV Zip: 89423