

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

APN: 1319-03-301-006 (water rights)

RECORDING REQUESTED BY:

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

AFTER RECORDATION, RETURN TO AND MAIL TAX STATEMENTS TO:

Amelia Phipps Hollister Blanchard
P.O. Box 110
Genoa, NV 89411

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 21st day of November 2023, by and between AMELIA PHIPPS HOLLISTER BLANCHARD and RODNEY DEE BLANCHARD, Trustees of the BLANCHARD FAMILY TRUST dated February 5, 2013 (hereinafter referred to as "GRANTOR"), and AMELIA PHIPPS HOLLISTER BLANCHARD and JASON ADAM BLANCHARD, Trustees of the AMELIA PHIPPS HOLLISTER BLANCHARD TRUST, created u/d/t dated December 20, 1996 (hereinafter referred to as "GRANTEE").

WITNESSETH

That said GRANTOR, in and for consideration of the sum of One and 00/100 Dollars (\$1.00), lawful money of the United States of America, and for other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim to GRANTEE, and to their successors, heirs and assigns forever, all of GRANTOR'S right, title, and interest in and to the following described water rights situate in Douglas County, Nevada:

All those certain water and water rights further described in **Exhibit A**.

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.

TOGETHER WITH AND SUBJECT TO all those certain benefits and obligations as set forth under that certain Shared Well Water Agreement and Easement filed on March 7, 2022, under Document No. 2022-982160, Official Records, Office of the County Recorder, Douglas County, Nevada.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said water rights and appurtenances, unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has caused this QUITCLAIM DEED to be executed the day and year first above written.

GRANTOR:

BLANCHARD FAMILY TRUST dated February 5, 2013

By: Amelia Phipps Hollister Blanchard
AMELIA PHIPPS HOLLISTER BLANCHARD, Trustee

By: Rodney Dee Blanchard
RODNEY DEE BLANCHARD, Trustee

STATE OF NEVADA)
 : SS.
COUNTY OF Carson City)

This instrument was acknowledged before me on the 21st, day of November 2023, by AMELIA PHIPPS HOLLISTER BLANCHARD as trustee of the BLANCHARD FAMILY TRUST dated February 5, 2013.



Tamara C Thiel
Notary Public

STATE OF NEVADA)
 : SS.
COUNTY OF Carson City)

This instrument was acknowledged before me on the 21st, day of November 2023, by RODNEY DEE BLANCHARD as trustee of the BLANCHARD FAMILY TRUST dated February 5, 2013.



Tamara C Thiel
Notary Public

Exhibit A

WATER RIGHT 1:

A portion of Permit 89020 filed with the State Engineer of the State of Nevada, Department of Conservation Natural Resources, Division of Water Resources, Carson City, Nevada, consisting of 1.12 acre-feet annually (afa), together with a prorata share of the diversion rate.

WATER RIGHT 2:

A portion of Permit 26377, Certificate 7989, filed with the State Engineer of the State of Nevada, Department of Conservation Natural Resources, Division of Water Resources, Carson City, Nevada, being that portion of said water right appurtenant to the following described real property:

A parcel of land located within a portion of Section 3, Township 13 North, Range 19 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwest corner of Adjusted Parcel 1-B as shown on Record of Survey #5 to Accompany Lot Line Adjustment for Genoa Lakes Ventures, Document No. 337621 of the Douglas County Recorder's Office, said point bears N. $57^{\circ}47'36''$ W., 4,000.01 feet from the Southeast corner of said Section 3;

thence N. $27^{\circ}00'03''$ E., 132.10 feet;
thence N. $17^{\circ}22'16''$ E., 175.04 feet;
thence N. $71^{\circ}28'58''$ W., 126.46 feet;
thence N. $36^{\circ}33'13''$ W., 12.25 feet;
thence N. $00^{\circ}10'52''$ W., 30.05 feet;
thence N. $68^{\circ}24'06''$ W., 17.28 feet;
thence N. $27^{\circ}46'45''$ W., 16.25 feet;
thence N. $16^{\circ}48'40''$ E., 15.96 feet;
thence N. $44^{\circ}30'48''$ E., 31.34 feet;
thence N. $18^{\circ}31'02''$ E., 112.49 feet to a point on the Southerly line of Round House Road;
thence S. $74^{\circ}20'14''$ E., along said Southerly line of Round House Road, 159.42 feet;
thence N. $19^{\circ}29'20''$ E., along the Easterly line of Ranch House Road, 137.86 feet;
thence N. $18^{\circ}58'41''$ E., continuing along the Easterly line of Ranch House Road, 266.20 feet;
thence S. $73^{\circ}01'14''$ E., 672.38 feet;
thence S. $43^{\circ}01'30''$ W., 626.30 feet;
thence S. $16^{\circ}58'46''$ W., 355.34 feet;
thence N. $73^{\circ}24'56''$ W., 439.93 feet to the POINT OF BEGINNING

Containing 11.242 acres, more or less.

Basis of Bearing: The easterly line of Jack's Valley Road as shown on Record of Survey No. 5 to Accompany Lot Line Adjustment of Genoa Lakes Ventures, Document No. 337621 of the

Douglas County Recorder's Office.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on October 26, 2005, as Document No. 658955 of Official Records.

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WATER RIGHT 3:

A portion of that certain vested water right to the surface water in the Sierra Canyon Creek on file with the State Engineer of the State of Nevada, Department of Conservation Natural Resources, Division of Water Resources, Carson City, Nevada, as Proof V03521, being a portion of the adjudicated water rights subject to that certain District Court Decree dated August 29, 1879, Douglas County, Nevada, and affirmed by the Nevada Supreme Court in *Jones v. Adams*, 19 Nev. 78, 6 P. 442, dated April 1, 1885, being all that portion of said water right appurtenant to the following described real property:

A parcel of land located within a portion of Section 3, Township 13 North, Range 19 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwest corner of Adjusted Parcel 1-B as shown on Record of Survey #5 to Accompany Lot Line Adjustment for Genoa Lakes Ventures, Document No. 337621 of the Douglas County Recorder's Office, said point bears N. 57°47'36" W., 4,000.01 feet from the Southeast corner of said Section 3;

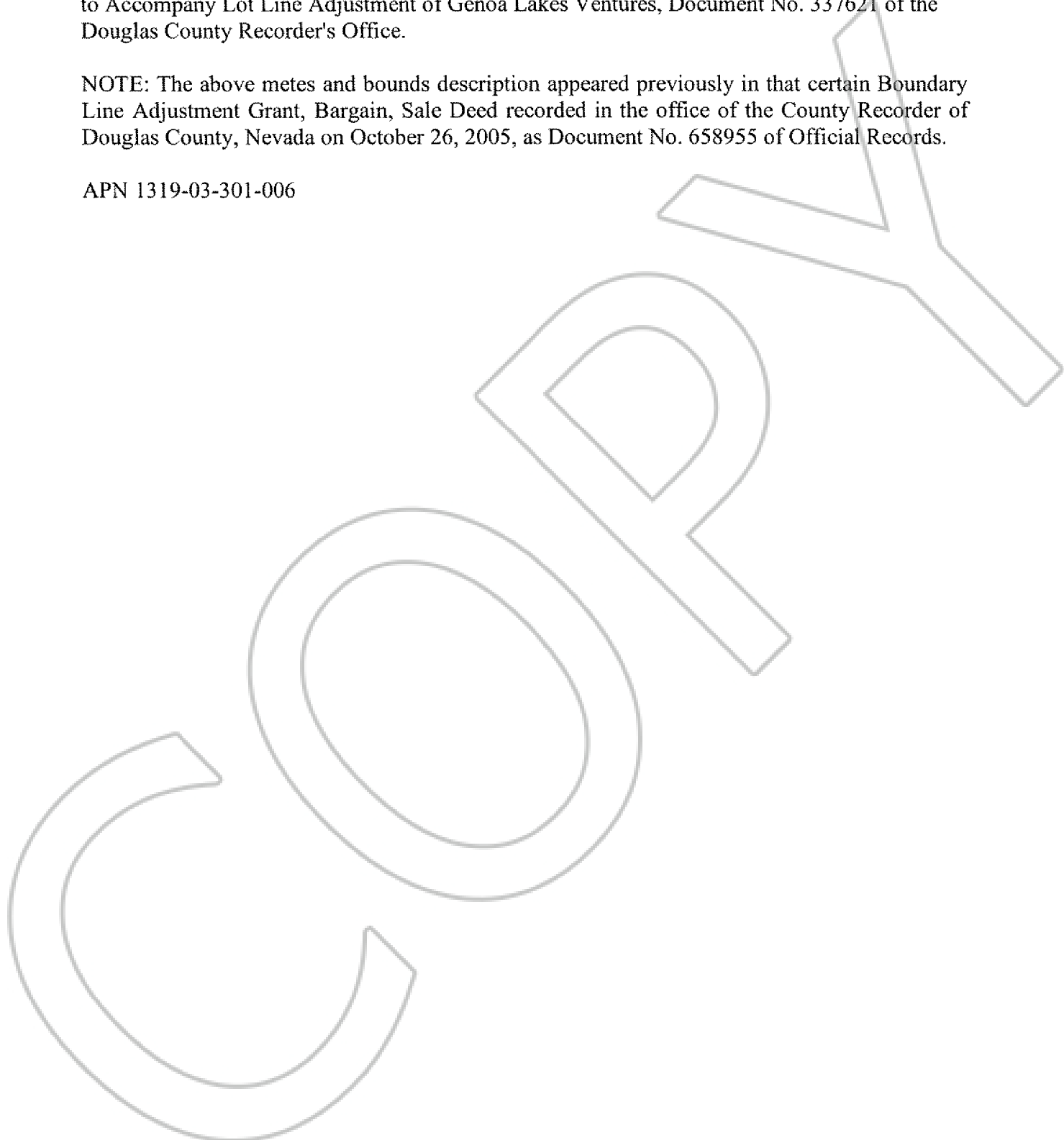
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thence N. 17°22'16" E., 175.04 feet;
thence N. 71°28'58" W., 126.46 feet;
thence N. 36°33'13" W., 12.25 feet;
thence N. 00°10'52" W., 30.05 feet;
thence N. 68°24'06" W., 17.28 feet;
thence N. 27°46'45" W., 16.25 feet;
thence N. 16°48'40" E., 15.96 feet;
thence N. 44°30'48" E., 31.34 feet;
thence N. 18°31'02" E., 112.49 feet to a point on the Southerly line of Round House Road;
thence S. 74°20'14" E., along said Southerly line of Round House Road, 159.42 feet;
thence N. 19°29'20" E., along the Easterly line of Ranch House Road, 137.86 feet;
thence N. 18°58'41" E., continuing along the Easterly line of Ranch House Road, 266.20 feet;
thence S. 73°01'14" E., 672.38 feet;
thence S. 43°01'30" W., 626.30 feet;
thence S. 16°58'46" W., 355.34 feet;
thence N. 73°24'56" W., 439.93 feet to the POINT OF BEGINNING

Containing 11.242 acres, more or less.

Basis of Bearing: The easterly line of Jack's Valley Road as shown on Record of Survey No. 5 to Accompany Lot Line Adjustment of Genoa Lakes Ventures, Document No. 337621 of the Douglas County Recorder's Office.

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STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1319-03-301-006 (water only)
 - 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: 11/21/23 Trust Ok~A.B.

- 3. Total Value/Sales Price of Property: \$0.00
- Deed in Lieu of Foreclosure Only (value of property) _____
- Transfer Tax Value: \$0.00
- Real Property Transfer Tax Due: \$0.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 7
 - b. Explain Reason for Exemption: Transfer to a trust without consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 *Tamara C. Thiel, Esq.* Capacity Agent

Signature _____ Capacity _____

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

Print Name: BLANCHARD FAMILY TRUST
 Address: P.O. Box 110
 City: Genoa
 State: Nevada Zip: 89411

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

Print Name: AMELIA PHIPPS HOLLISTER BLANCHARD TR
 Address: P.O. Box 110
 City: Genoa
 State: Nevada Zip: 89411

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Taggart & Taggart, Ltd. Escrow # _____
 Address: 108 N. Minnesota Street
 City: Carson City State: Nevada Zip: 89703

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