



00169158202309974750040046

SHAWNYNE GARREN, RECORDER

Water Rights Only  
When recorded return to:  
Mail Tax Statement to:  
Joaquin Bear, LLC  
P.O. Box 1030  
Aptos, CA 95001

## WATER RIGHTS DEED

THIS WATER RIGHTS DEED, made and entered into this 30 day of May, 2023, between **Linda L. Bartlett (Grantor)**, and **Joaquin Bear, LLC**, a California limited liability company (Grantee):

### WITNESSETH:

That said Grantor, for good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby 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 right, in the County of Douglas, State of Nevada, more particularly described as follows:

A portion of groundwater **Permit No. 68740**, being **0.0326 c.f.s.** and **11.58 acre feet annually**, said water rights being appurtenant to 2.895 acres within the place of use shown on the MAP TO ACCOMPANY APPLICATION TO CHANGE THE POINT OF DIVERSION, PLACE OF USE, & MANNER OF USE UNDER PERMITS 43113 & 61927 FOR IRRIGATION AND DOMESTIC PURPOSES BY JOSEPH S. LODATO..., filed April 23, 2002, in the office of the State Engineer, Nevada Division of Water Resources.

TO HAVE AND TO HOLD, all and singular, the said water rights described above, together with the 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.



# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }


County of Santa Cruz }

On May 30, 2023 before me, Shandra Hunt, notary public  
(Here insert name and title of the officer)

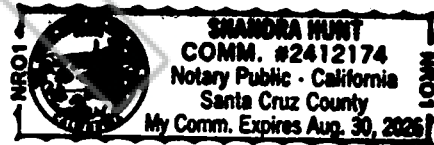
personally appeared Linda L. Bartlett  
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

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

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT  
Water Rights Deed  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages 2 Document Date 5/30/2023

CAPACITY CLAIMED BY THE SIGNER

Individual (s)  
 Corporate Officer  
 \_\_\_\_\_  
(Title)

Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

# STATE OF NEVADA DECLARATION OF VALUE

### FOR RECORDERS OPTIONAL USE ONLY

Document/Instruments #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**1. Assessor Parcel Number (s)**

- a) Water Rights Only – No APN
- 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**

**3. Total Value/Sales Price of Property:**

	\$ 44,000.00
Deed in Lieu of Foreclosure Only (value of property):	\$ _____
Transfer Tax Value:	\$ 44,000.00
Real Property Transfer Tax Due:	\$ 171.60

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred:** 100% of 11.58 ac. ft. under Water Right Permit 68740

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 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 Grantor

Signature Lisa O'Brien, MANAGER Capacity Grantee

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Linda L. Bartlett  
 Address: P.O. Box 318  
 City: Wellington  
 State: NV Zip: 89444

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Joaquin Bear, LLC  
 Address: P.O. Box 1030  
 City: Aptos  
 State: CA Zip: 95001

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

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