

APN# \_\_\_\_\_



SHAWNYNE GARREN, RECORDER E02

Recording Requested by/Mail to:

Name: GRGTD

Address: 931 Mitch Dr

City/State/Zip: Gardnerville, NV 89446

Mail Tax Statements to:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Wake Rights Deed

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WATER RIGHTS

**COMES NOW, John Wahl** which may hereinafter be referred to as “Grantor”, and Gardnerville Ranchos General Improvement District As “Grantee”, and for good and valuable consideration, the terms of which are as set forth herein below, receipt of which is hereby acknowledged, by this Deed convey(s) to Grantee as its sole and separate property the water right described herein below:

WITNESETH

**WHEREAS,** Grantor owns a certain water right which may be identifies as Right Number **139-0-0a-47** appurtenant to Douglas County Assessor’s Parcel **1220-15-511-014** in the amount of **0.67 acres**, which right is the subject of a general assessment from the United States District Court Water Master. Grantor is also identified by Claimant Number **992-1711**

**WHEREAS,** Grantor desires to convey, and Grantee desires to accept, all that water right of the Grantor referenced within this Deed; and

**WHEREAS,** upon the recordation of this Deed Grantee shall take all steps necessary to record this Deed, and to notify the United States District Court Water Master and the Nevada Division of Water Resources of the conveyance of the water right of Grantor to Grantee.

**NOW, THEREFORE,** for and in consideration of Grantee’s payment of all general assessments by the United State District Court Water Master due, and to become due in the future, and other good and valuable consideration is set forth herein, receipt of which is hereby acknowledged, Grantor hereby grants and convey to Grantee Water Right Numbers **139-0-0a-47** Appurtenant to Assessor’s Parcel Number **1220-15-511-014** for

ACKNOWLEDGEMENT

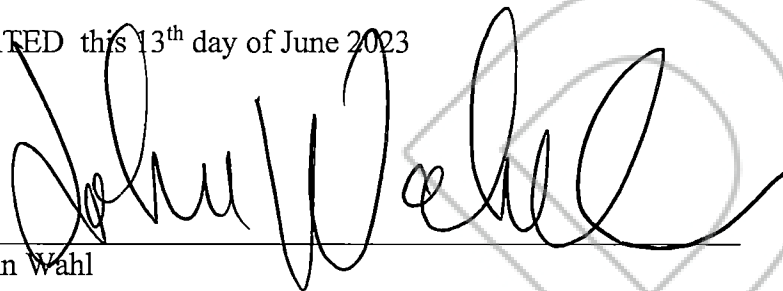
STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

0.67 acres, which right may also be referenced by Grantor's Claimant Number of 992-1711 .

Upon Grantee's recordation of this Deed, and Grantee's notification to the United States District Court Water Master and the Nevada Division of Water Resources, the water right transferred hereby shall become the property of Grantee, which shall be solely responsible hereinafter for the payment of any and all general assessments due, or to become due, to the United States District Court Water Master for the water right transferred herein.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainder, rents, issues or profits thereof.

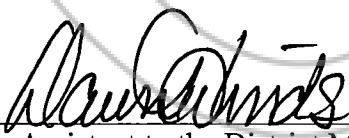
DATED this 13<sup>th</sup> day of June 2023



John Wahl

Grantor(s)

The Deed hereinabove set forth is hereby accepted this 13<sup>th</sup> day of June, 2023



Dawn Hinds, Assistant to the District Manager  
Gardnerville Ranchos General Improvement District  
Grantee

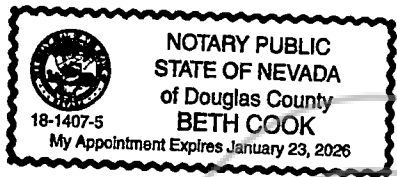
ACKNOWLEDGEMENT

STATE OF NEVADA            )  
  )ss.  
COUNTY OF DOUGLAS        )

On June 13, 2023, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared **John Wahl**. Known to me to be the persons whose name is subscribed to the within instrument and Acknowledged that he/she executed the same.

WITNESS and hand and official seal.

*Beth Cook*  
\_\_\_\_\_  
NOTARIAL OFFICER



RECORDING REQUESTED BY AND  
MAIL TO:

FOR RECORDER'S USE ONLY

Gardnerville Ranchos GID  
931 Mitch Drive  
Gardnerville, NV 89460

CARSON RIVER  
IN THE DISTRICT COURT OF THE UNITED STATES  
IN AND FOR  
THE DISTRICT OF NEVADA  
IN EQUITY, DOCKET NO. D-183

United States District Court  
WATER MASTER

TRUCKEE RIVER  
IN THE DISTRICT COURT OF THE UNITED STATES  
IN AND FOR  
THE DISTRICT OF NEVADA  
IN EQUITY, DOCKET NO. A-3

THE UNITED STATES OF AMERICA, PLAINTIFF  
VS.  
ALPINE LAND & RESERVOIR COMPANY,  
INCORPORATION, ET AL., DEFENDANTS

9760 South McCarran Boulevard  
PO Box 33580 | Reno, NV 89533  
775-784-5241  
www.uswmn.org

THE UNITED STATES OF AMERICA, PLAINTIFF  
VS.  
ORR WATER DITCH COMPANY, ET AL., DEFENDANTS

JOHN WAHL  
968 FAIRWAY DRIVE  
GARDNERVILLE, NV 89460

CARSON RIVER Account # C - 992 - 1711  
Page 1 of 1  
Order Date: 2/28/2023  
Due Date: 4/30/2023

Notice # 1  
Billing Summary For Fiscal Year 10/01/22 to 09/30/23

GENERAL ASSESSMENT  
ACCOUNT CREDIT  
TOTAL AMOUNT DUE THIS OFFICE

Past Due	Current Due	Subtotal	Total
\$182.38	\$59.67	\$242.05	\$242.05
	\$0.00		

CARSON RIVER AND TRIBUTARIES WATER RIGHT SUMMARY

RIGHT 139-0-0a-46 APN# 1220-15-511-013  
RIGHT 139-0-0a-47 APN# 1220-15-511-014

0.68 Acres  
0.67 Acres

RIGHTS SUMMARY: 1.35 Acres

1865

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 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 Wake Lights

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 2  
 b. Explain Reason for Exemption: Government Agency

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 Tommy Reed Capacity Grantee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: John Wahl  
 Address: 918 Fairway Dr  
 City: Gardnerville  
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: CECITO  
 Address: 931 Mitch Dr  
 City: Gardnerville  
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING  
(required if not the seller or buyer)

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

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