

APN 1221-00-001-009
When recorded return to:
Durand Family Trust
2603 Mountain Clover Rd.
Gardnerville, NV 89410



SHAWNYNE GARREN, RECORDER

WATER RIGHTS DEED

THIS WATER RIGHTS DEED, made and entered into this 28 day of APRIL, 2024, between **Sierra Spirit Ranch, LLC**, a Nevada limited liability company (Grantor), and **Michael James Durand and Jaimee Michele Durand, Trustees of the Durand Family Trust, dated December 20, 2016** (Grantees), whose address is 2603 Mountain Clover Road, Gardnerville, Nevada, 89410.

WITNESSETH:

That said Grantor, for good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey to Grantees, and to their successors, heirs and assigns forever, all right, title and interest in and to the following described water rights, in the County of Douglas, State of Nevada, more particularly described as follows:

A portion of ground water **Permit No. 88707**, being **0.0075 c.f.s. and 2.00 acre feet annually**, as filed February 28, 2019, in the office of the Nevada State Engineer, Division of Water Resources. Said Permit being appurtenant to Douglas County Assessor's Parcel Number 1221-13-000-001.

TO HAVE AND TO HOLD, all and singular, the said water rights described above, together with appurtenances, unto the said Grantees, and their successors, heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this Water Rights Deed the day and year first hereinabove written.

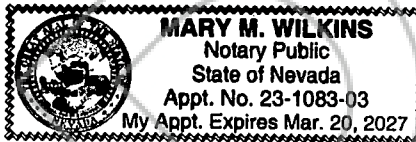
GRANTOR:

Sierra Spirit Ranch, L.L.C., a Nevada limited liability company

Rodney Shoemaker
Rodney Shoemaker, Manager

Dorea Shoemaker
Dorea Shoemaker, Manager

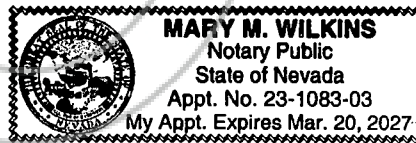
STATE OF NEVADA)
)
CARSON CITY)



On this 29 day of APRIL 2024, **Rodney Shoemaker**, personally appeared before me, who is personally known (or proved) to me to be the signer of the above instrument, and he acknowledged that he signed it.

Mary M. Wilkins
Notary Public

STATE OF NEVADA)
)
CARSON CITY)



On this 29 day of APRIL 2024, **Dorea Shoemaker**, personally appeared before me, who is personally known (or proved) to me to be the signer of the above instrument, and she acknowledged that she signed it.

Mary M. Wilkins
Notary Public

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 from 1221-00-001-009
 - 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:

	\$ 34,000.00
Deed in Lieu of Foreclosure Only (value of property):	\$ (N/A)
Transfer Tax Value:	\$ 34,000.00
Real Property Transfer Tax Due:	\$ 132.60

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 2.00 ac. ft. under Water Rights Permit 88707

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 *Robney Swemmer* Capacity Grantor

Signature *[Signature]* Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sierra Spirit Ranch, LLC

Address: 3048 Robinson Rd.

City: Gardnerville

State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Durand Family Trust

Address: 2603 Mountain Clover Rd.

City: Gardnerville

State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____