

DOUGLAS COUNTY, NV

2024-1008273

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TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

E03

APN: 1219-13-000-030

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

Alling & Jillson, Ltd.  
Post Office Box 3390  
Lake Tahoe, NV 89449-3390

**MAIL TAX STATEMENTS TO:**

Alpine Bear LLC - Eagle Meadows Series  
Post Office Box 10602  
Zephyr Cove, Nevada 89448

Pursuant to NRS 239B.030, the undersigned affirms that this document, submitted for recording, does not contain the social security number of any person or persons.

**WATER RIGHTS QUITCLAIM DEED**

**FOR VALUABLE CONSIDERATION**, receipt and sufficiency of which is hereby acknowledged, PANEMORFI KELADA, LLC, SERIES 1, A NEVADA LIMITED LIABILITY COMPANY (“GRANTOR”), does hereby release and forever quitclaim and assign to ALPINE BEAR LLC - EAGLE MEADOWS SERIES (“GRANTEE”), all of the right, title, and interest of the undersigned in and to the following water rights, which are on file with the Nevada Division of Water Resources:

Permit No. 67473, Certificate No. 19539, being a portion of Claim 606, adjudicated in that certain action entitled “*UNITED STATE OF AMERICA, PLAINTIFF V. ALPINE LAND AND RESERVOIR COMPANY, A CORPORATION ET AL, DEFENDANTS*”, the same in Equity Docket No. D-183 in the United State District Court for the District of Nevada, being 19.1 irrigated acres, more or less, appurtenant to that certain real property currently known as Douglas County Assessor Parcel No. 1219-13-000-030, and more specifically known as Adjusted Parcel 3 of Record of Survey to Support a Boundary Line Adjustment recorded October 25, 2001, in Book 1001, Page 8574, as Document No. 526220 of Official Records of Douglas County, Nevada, together with the historic and previously deeded rights to conveyance facilities in accordance with established practices, customs, agreements and decrees.

TO HAVE AND TO HOLD, all and singular, the said water and water rights with the appurtenances, unto the said Grantee and to its successors, heirs, and assigns forever.

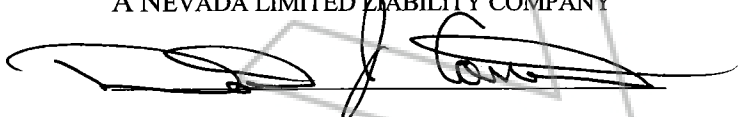
*[signature page follows]*

**THIS DOCUMENT IS BEING RECORDED  
AS AN ACCOMMODATION ONLY. NO  
LIABILITY IS ASSUMED HEREBY.**

IN WITNESS WHEREOF, said Grantor has executed this instrument effective as of the date and year indicated below.

DATED this 15 day of May, 2024.

PANEMORFI KELADA, LLC, SERIES 1  
A NEVADA LIMITED LIABILITY COMPANY

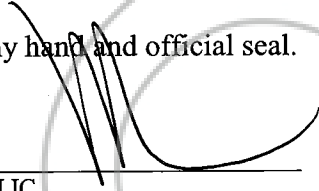


By: David Cortis

STATE OF Nevada )  
 ) ss.  
COUNTY OF Douglas )

This instrument was acknowledged before me on May 15, 2024, by David Cortis.

WITNESS my hand and official seal.



NOTARY PUBLIC



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 1219-13-000-030**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of Section 13, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

Commencing at the Northwest corner of Parcel 1 as shown on the Map of Division into Large Parcels for Nathan and Cindy Leising recorded September 06, 1995 in the office of recorder, Douglas County, Nevada as Document No. 369848;

Thence South 89°53'01" East, 904.40 feet;  
Thence North 89°48'28" East, 1252.98 feet to the point of beginning;  
Thence continuing North 89°48'28" East, 694.01 feet;  
Thence South 00°11'32" East, 1255.31 feet;  
Thence South 89°48'28" West, 694.01 feet;  
Thence North 00°11'32" West, 1255.31 feet to the point of beginning.

Also known as adjusted Parcel 3 of Record of Survey to Support a Boundary Line Adjustment recorded October 25, 2001, in Book 1001, Page 8574 as Document No. 526220 of Official Records of Douglas County, Nevada.

Document No. 2021-965996 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)  
 a. 1219-13-000-030  
 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  
 Water Rights

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property      \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 0.00  
 d. Real Property Transfer Tax Due      \$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 03 / recording  
 b. Explain Reason for Exemption: Transfer tax is paid on deed concurrent with this deed

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 [Signature] Capacity: Grantor Agent  
 Signature \_\_\_\_\_ Capacity: Grantee

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

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

Print Name: Panemorfi Kelada LLC Series 1 a Nevada limited liability company  
 Address: 601 Tyner Way  
 City: Incline Village  
 State: NV      Zip: 89451

Print Name: Alpine Bear LLC - Eagle Meadows Series  
 Address: P.O BOX 10602  
 City: Zephyr Cove  
 State: NV      Zip: 89448

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: Ticor Title of Nevada, Inc.  
 Address: 1483 US Hwy 395 N, Suite B  
 City: Gardnerville

Escrow # TTR2400832  
 State: NV      Zip: 89410