

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

**Recording Requested by/Mail to:**

Name: Edwin Sarman, Jr.

Address: HC 36 Box 58

City/State/Zip: Spring Creek, NV 89815

**Mail Tax Statements to:**

Name: Edwin Sarman, Jr.

Address: HC 36 Box 58

City/State/Zip: Spring Creek, NV 89815



SHAWNYNE GARREN, RECORDER E07

GRANT, BARGAIN, AND SALE DEED OF WATER RIGHTS

**Title of Document** (required)

**Please complete the Affirmation Statement below:**

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)
- Military Discharge** – NRS 419.020 (2)
- Other NRS** \_\_\_\_\_ (state specific law)

**-OR-**

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)

Signature  
Jason D. Woodbury  
Printed Name

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

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

## **GRANT, BARGAIN, AND SALE DEED OF WATER RIGHTS**

### **KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, and pursuant to the terms and directions provided in the Trust of Elizabeth Schulz Rabe, co-trustees Mary Aileen Sarman Stephans and William Frederick Sarman do hereby Grant, Bargain, Sell and Convery to EDWIN CARL SARMAN JR., Grantee, 14.285 percent of the water rights appurtenant to the following described parcel of real property situated in the County of Douglas, State of Nevada. The real property description set out below to which the water rights were appurtenant appears in book 36 at page 186 of the Douglas Court Recorder. The retention of the water rights by Elizabeth Schultz Rabe also appears in said document. The water rights are identified as V02381 and/or V02382 in the Division of Water Resources.

### **LAND DESCRIPTION**

A parcel of land, located in the West Half of the Southwest Quarter (W1/2,SW1/4 ) of Section 23 Township 13 North, Range 18 East, and in the East Half of the Southeast Quarter (E1/2, SE ¼) of Section 22, Township 13 North, Rang18 East, MDB and M and lying West and adjacent to what is known as Kahle Drive, in the South Shore Area of Lake Tahoe, in Douglas County, Nevada and more particularly described a follows.

Commencing at the southwest corner of said Section 23, T. 13 North, R. 18 E., MDB&,M, proceed N. 12 degrees, 07 minutes, 02 seconds, E 736.22 feet to the True Point of Beginning; which is the Southeast corner of the parcel, and is located at the intersection of the westerly right-of-way line of Highway 50 and the north line of Kahle Drive; proceed thence northerly along the highway right of way line around a curve to the left having a central angle of 19 degrees, 02 minutes, 25 seconds, a radius of 2460 feet and a length of 817.49 feet, to a concrete right of `way monument. which is 40 feet westerly from State Highway Engineer's Station "0" 53 plus 74.39 F.T.: thence continuing along said highway right-of-way line N. 10 degrees, 19 minutes west, 182.78 feet, to a point; thence S. 79 degrees, 41 minutes W., 150.00 feet, to a point; thence N.61 degrees 09 minutes, 47 seconds W..988.05 feet to the northwest corner of the parcel; thence S. 28 degrees, 50 minutes, 13 seconds W., 754.33 feet , to a point ,on the north line of Kahle Drive, which is also the southwest corner of the parcel; thence S. 61 degrees, 09 minutes, 47 seconds E., 1622.13 feet , along the northerly right of way line of Kahle Drive the TRUE POINT of BEGINNING, containing 25.00 acres, more or less.

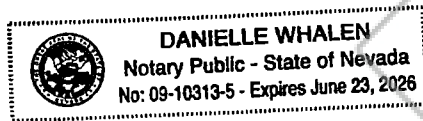
WITNESS Grantor(s) hand(s) this the 14 day of June, 2024.

Mary Aileen Sarman Stephens

Grantor  
Mary Aileen Sarman Stephens  
Co-Trustee  
Trust of Elizabeth Schulz Rabe.

STATE OF NEVADA  
COUNTY OF DOUGLAS.

This instrument was acknowledged before me on June 14<sup>th</sup>, 2024 (date) by Mary Aileen Sarman Stephens (name(s) of person(s)).



Danielle Whalen

Notary Public  
Printed Name: Danielle Whalen

(seal)

My Commission Expires:  
June 23, 2024

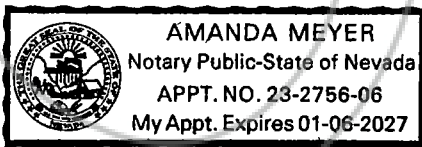
WITNESS Grantor(s) hand(s) this the 18<sup>th</sup> day of June, 2024.

William Fredrick Sarman

Grantor  
William Fredrick Sarman  
Co-Trustee  
Trust of Elizabeth Schulz Rabe

STATE OF NEVADA  
COUNTY OF ELKO.

This instrument was acknowledged before me on June 18, 2024 (date) by William Sarman (name(s) of person(s)).



Amanda Meyer

Notary Public  
Printed Name: Amanda Meyer

(seal)

My Commission Expires:  
01/06/2027

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) N/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 Water Rights

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <i>Verified by Court Order 12/9/13 Transfer is without consideration of J</i>	

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 # 7  
 b. Explain Reason for Exemption: The transfer is from the Trust of Elizabeth Schulz Rabe to a beneficiary of the Trust of Elizabeth Schulz Rabe.

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

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Trust of Elizabeth Schulz Rabe  
 Address: 1053 Idaho Street  
 City: Elko  
 State: NV Zip: 89801

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Edwin Saffman, Jr. Edwin Carl Saffman, Jr.  
 Address: HC 36 Box 58  
 City: Spring Creek  
 State: NV Zip: 89815

**COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)**  
 Print Name: Jason D. Woodbury Escrow # \_\_\_\_\_  
 Address: 1211 Cordero Drive  
 City: Carson City State: Nevada Zip: 89703

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