

APN(s): 1419-00-001-039, 1419-00-001-040
1419-00-001-041, 1419-00-001-042,
WHEN RECORDED MAIL TO: 1419-00-001-043

The Bunker Trust
Attn: Paul Ingemanson, Trustee
4660 Canyon Overlook Dr.
Las Vegas, NV 89135

The undersigned hereby affirms that the exhibit attached to this document hereby submitted for recording does contain the social security number of a person per NRS 440.380(1)(A) and NRS 40.525(5).

WATER RIGHTS DEED

For value received, Michonne R. Ascuaga and Stephen R. Ascuaga, as Co-Trustees of The John J. Ascuaga Family Trust (as Restated) dated December 14, 2005 (“Grantor”), hereby quitclaim to Paul Ingemanson, Trustee of The Bunker Trust Agreement dated August 11, 1998 (“Grantee”), all of Grantor’s right, title and interest in and to that certain water and water rights described on Exhibit A attached hereto and incorporated herein by this reference (“Water Rights”).

The Water Rights are conveyed together with the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining.

The Water Rights are conveyed subject to all encumbrances, restrictions, conditions, covenants, and reservations affecting the Water Rights.

[Signature Page and Notarial Acknowledgement on Following Page]

[Signature Page and Notarial Acknowledgements to Water Rights Deed]

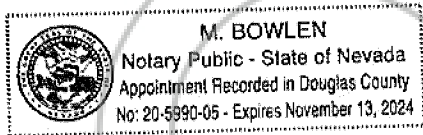
The John J. Ascuaga Family Trust

By: Michonne R Ascuaga
Michonne R. Ascuaga, Co-Trustee
Date: August ____, 2024

By: Stephen R. Ascuaga
Stephen R. Ascuaga, Co-Trustee
Date: August ____, 2024

STATE OF Nevada
COUNTY OF Washoe) ss.:

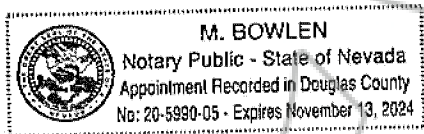
This Water Rights Deed was acknowledged before me on August 16, 2024, by Michonne R. Ascuaga, in her capacity as Co-Trustee of The John J. Ascuaga Family Trust.



M. Bowlen
(Signature of Notarial Officer)

STATE OF Nevada
COUNTY OF Washoe) ss.:

This Water Rights Deed was acknowledged before me on August 16, 2024, by Stephen R. Ascuaga, in his capacity as Co-Trustee of The John J. Ascuaga Family Trust.



M. Bowlen
(Signature of Notarial Officer)

EXHIBIT A

LEGAL DESCRIPTION OF WATER RIGHTS

The following permits issued by the Nevada State Engineer:

Permit 13896, Certificate 4530 with a diversion rate of 1 cfs and a duty of 365.00 acre-feet

Permit 15388, Certificate 4531 with a diversion rate of 2.02 cfs and a duty of 737.2 acre-feet

Permit 27250, Certificate 9493 with a diversion rate of 0.67 cfs and a duty of 464 acre-feet

Permit 29703, Certificate 10109 with a diversion rate of 0.27 cfs and a duty of 195.42 acre-feet

Permit 30352, Certificate 10114 with a diversion rate of 3.21 cfs and a duty of 1448.8 acre-feet

Permit 30531, Certificate 10118 with a diversion rate of 0.27 cfs and a duty of 195.42 acre-feet

Permit 31991, Certificate 10342 with a diversion rate of 0.0156 cfs or sufficient for 500 cattle

Permit 31992, Certificate 10712 with a diversion rate of 1.782 cfs and a duty of 192.28 acre-feet

Permit 36393, Certificate 10800 with a diversion rate of 0.11 cfs and a duty of 79.62 acre-feet

Permit 55790, Certificate 19622 with a diversion rate of 0.56 cfs and a duty of 405.32 acre-feet

Permit 55792, Certificate 19623 with a diversion rate of 0.08 cfs and a duty of 29.2 acre-feet

And further including the rights to a portion of the waters of Jack's Valley Creek and Tributaries as set forth in that certain Civil Decree entered by the Second Judicial District Court of the State of Nevada, in the action entitled, "J. N. Winter, Plaintiff vs. Robert Fulstone, Defendant" and more particularly described as consisting of a being all or portions of the rights of J. N. Winter, Henry Fulstone and B. F. Nesmith as set forth in the original decree and consisting of the right to divert the entire flow of said Jack's Valley Creek for 5.5 days out of each 8 day cycle as delineated in said decree.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-00-001-039, 1419-00-001-040
 b) 1419-00-001-041
 c) 1419-00-001-042
 d) 1419-00-001-043

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: Water Rights

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale 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: 3
 b. Explain Reason for Exemption: Water rights included in the sale recorded concurrently herein

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 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: *M. Escrow* Capacity: Escrow Officer
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michonne R. Ascuaga and Stephen R. Ascuaga, Co-Trustees of The John J. Ascuaga Family Trust Agreement (as Restated) dated December 14, 2005
 Address: 695 Juniper Hill Road
 City: Reno
 State: NV Zip: 89519

Print Name: Paul Ingemanson, Trustee of The Bunker Trust Agreement dated August 11, 1998
 Address: 4660 Canyon Overlook Dr.
 City: Las Vegas
 State: NV Zip: 89135

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

Print Name: Toiyabe Title, LLC Esc. #: TTL-24-5563
 Address: 1625 Nevada 88, Suite 407
 City: Minden State: NV Zip: 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED