

**DOC # 0129643**

08/08/2007

09:14 AM

**Official Record**

Recording requested By  
LAS VEGAS WATER DISTRICT

**Lincoln County - NV**

**Leslie Boucher - Recorder**

Fee: \$43.00

Page 1 of 5

RPTT:

Recorded By: LB

Book- 234 Page- 0263



0129643

**APN#** N/A

11-digit parcel number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/owner.aspx>

Water Rights Grant, Bargain & Sale Deed

**Type of Document**

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

**Recording Requested by:**

John Entsminger

**Return To:**

**Name** John Entsminger, Deputy General Counsel

**Address** 1001 S. Valley View Blvd.

**City/State/Zip** Las Vegas, NV 89153

This page added to provide additional information required by NRS 111.312 Section 1-2  
(An additional recording fee of \$1.00 will apply)

This cover page must be typed or printed clearly in black ink only.

CS 02/07



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2

20070329-0002718

Fee: \$16.00 RPTT: EX#002  
N/C Fee: \$0.00  
03/29/2007 11:51:07  
T20070055309  
Requestor:  
J ENTSMINGER  
Debbie Conway  
Clark County Recorder

GNC  
Pas: 4

**APN#**           N/A            
11-digit parcel number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>

Water Rights Grant, Bargain & Sale Deed

**Type of Document**  
(Example: Declaration of Homestead, Quit Claim Deed, etc.)

**Recording Requested by:**

John Entsminger

**Return To:**

**Name** John Entsminger

**Address** 1001 South Valley View Boulevard, MS480

**City/State/Zip** Las Vegas, NV 89153

This page added to provide additional information required by NRS 111.312 Section 1-2  
(An additional recording fee of \$1.00 will apply)

This cover page must be typed or printed clearly in black ink only.

CS 02/07



APN: NA

**Mail Tax Statements to,  
and when recorded mail to:**

Clark County - Coyote Springs  
Water Resources General Improvement District  
c/o Las Vegas Valley Water District  
1001 S. Valley View Boulevard  
Las Vegas, Nevada 89153

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

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Coyote Springs Investment LLC, a Nevada limited liability company ("Grantor"), does hereby grant, bargain and sell to Clark County - Coyote Springs Water Resources General Improvement District, a special district organized under Chapter 318 of the Nevada Revised Statutes ("Grantee"), whose address is c/o Las Vegas Valley Water District, 1001 S. Valley View Boulevard, Las Vegas, Nevada 89153, all right, title and interest in and to a portion of the water appropriated under Permit No. 70429, that portion being the amount of 2.0 cfs, 1,000 acre feet annually and appurtenant to the land described in Permit No. 70429 ("Water Rights") that is not subject to a Deed of Trust from American Securities Company of Nevada as recorded on March 21, 2007 in the Official Records, Lincoln County, State of Nevada, as Instrument No. 0128567, together with, all and singular, the tenements, hereditaments and appurtenances thereto belonging or appertaining,

**SUBJECT TO THE RESTRICTION AND LIMITATION THAT GRANTEE MAY ONLY USE THE WATER RIGHTS TO SERVE OR OTHERWISE BENEFIT THE COYOTE SPRINGS MASTER PLANNED COMMUNITY LOCATED IN LINCOLN COUNTY AND CLARK COUNTY, NEVADA, AND FURTHER**

**SUBJECT TO** the restriction that the Water Rights may only be used within the Coyote Spring Valley hydrographic basin, and the permit terms and conditions, rulings and orders of the Nevada State Engineer that are on file in the Office of the Nevada State Engineer, further PROVIDED, THAT Grantor affirmatively states that the Water Rights are not subject to any obligation to dedicate the Water Rights to the United States Fish and Wildlife Service for the benefit of the Moapa dace, either in whole or in part.

Grantor hereby covenants to and with the Grantee, its successors and assigns, that the Grantor is the lawful owner in fee simple of the above granted Water Rights, has a good and lawful right and power to convey the same and that the Grantor will forever warrant and defend the title thereto and the quiet possession thereof against the lawful claims and demands of all persons whomsoever. Notwithstanding the restrictions described herein, Grantor further warrants that the Water Rights are not subject to any other restriction or encumbrance.



Dated this 28<sup>th</sup> day of March, 2007.

**GRANTOR:**

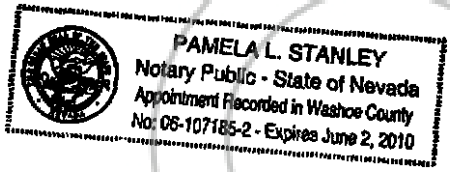
**COYOTE SPRINGS INVESTMENT LLC,**  
a Nevada limited liability company

By: *Harvey Whittemore*  
Harvey Whittemore, Manager

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF WASHOE        )

This instrument was acknowledged before me on March 28 2007 by Harvey Whittemore as Manager of Coyote Springs Investment LLC, a Nevada limited liability company.

*Pamela L. Stanley*  
Notary Public





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COPY

CERTIFIED COPY, THIS DOCUMENT IS A TRUE AND CORRECT COPY OF THE RECORDED DOCUMENT MINUS ANY REDACTED PORTIONS

JUL. 30. 2007

*Debbie Conway*  
RECORDER

STATE OF NEVADA  
DECLARATION OF VALUE FORM

Recording requested By  
LAS VEGAS WATER DISTRICT

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of Fee: \$43.00  
Recorded By: LB RPTT:  
Book- 234 Page- 0263

- 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'/Ind'l
  - g.  Agricultural
  - h.  Mobile Home
  - Other WATER RIGHTS

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ 0
- b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- c. Transfer Tax Value: \$ \_\_\_\_\_
- d. 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 ENTITY

5. Partial Interest: Percentage being transferred: 100 %

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 Executive Debal  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Coyote Sparks</u> <i>Investment</i>	Print Name: <u>CLACK County, Sparks</u> <i>Copy</i>
Address: <u>6600 N. WINDFELD</u>	Address: <u>1001 S. VADAY VIEW</u> <i>WATER RIGHTS</i>
City: <u>SPARKS</u>	City: <u>LAS VEGAS</u> <i>Development</i>
State: <u>NV</u> Zip: <u>89436</u>	State: <u>NV</u> Zip: <u>89153</u> <i>District</i>

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

Print Name: JOHN ENTSMINGER Escrow #: \_\_\_\_\_  
 Address: 1001 S. VADAY VIEW BLVD  
 City: LAS VEGAS State: NV Zip: 89153

2718

STATE OF NEVADA  
DECLARATION OF VALUE FORM

Recording requested By  
LAS VEGAS WATER DISTRICT

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of Fee: \$43.00  
Recorded By: LB RPTT:  
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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
- Other water rights

FOR RECORDER'S 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 2

b. Explain Reason for Exemption: Governmental Entity

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 Dana Smith Capacity Deputy Counsel - LVVWD

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

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

Print Name: Coyote Springs Investment  
 Address: 6600 N. Wingfield  
 City: Sparks  
 State: NV Zip: 89436

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

Print Name: Clark Co.-Coyote Springs Water Res GID  
 Address: 1001 S. Valley View Blvd.  
 City: Las Vegas  
 State: NV Zip: 89153

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

Print Name: John Entsminger Escrow #: \_\_\_\_\_  
 Address: 1001 South Valley View Boulevard  
 City: Las Vegas State: NV Zip: 89153