

Official Record

Recording requested By
COYOTE SPRINGS INVESTMENT LLC.

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$35.00 Page 1 of 4

RPTT: Recorded By: LB

Book- 315 Page- 0541



APN: NA

Mail Tax Statements to:

Mrs. Shawn Frehner
Lincoln County Treasurer
181 North Main Street, Suite 204
Pioche, Nevada 89043

When Recorded Mail to:

Wade Poulsen, General Manager
Lincoln County Water District
181 Main Street
Pioche, Nevada 89043

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 Lincoln County Water District, a political subdivision of the State of Nevada ("Grantee"), whose address is 181 Main Street, Pioche, Nevada 89043, all right, title and interest in and to those certain water rights situate in the County of Lincoln, State of Nevada, which are more particularly described on Exhibit A attached hereto and incorporated herein

SUBJECT TO all permit terms and conditions, all restrictions and encumbrances of record, excepting monetary liens, the post-closing obligations set forth in Section 3 of that certain Water Rights Purchase Agreement by and between Grantor and Grantee effective as of November 20, 2017.

Dated this 27th day of November, 2017.

GRANTOR:

COYOTE SPRINGS INVESTMENT LLC,
a Nevada limited liability company

By 
Albert D. Seeno, III
Authorized Representative



STATE OF NEVADA)
) ss.
COUNTY OF)

This instrument was acknowledged before me on November __, 2017, by Albert D. Seeno, III as Authorized Representative of Coyote Springs Investment LLC, a Nevada limited liability company.

Notary Public

See Attached



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa)

On November 27, 2017 before me, Megan Mays, Notary Public
(insert name and title of the officer)

personally appeared Albert D. Seeno III,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



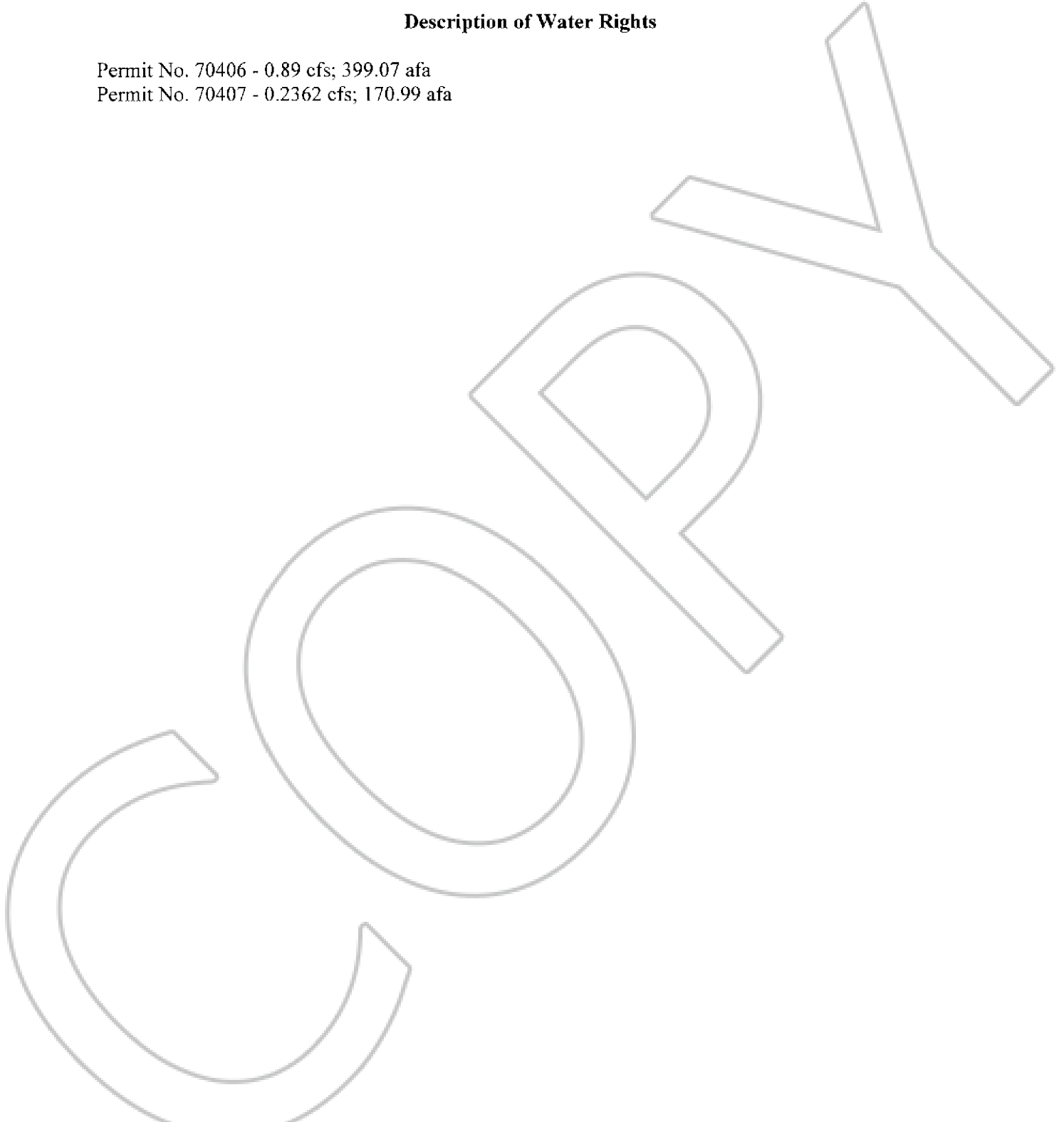
Signature Megan Mays (Seal)



Exhibit A

Description of Water Rights

Permit No. 70406 - 0.89 cfs; 399.07 afa
Permit No. 70407 - 0.2362 cfs; 170.99 afa



STATE OF NEVADA
DECLARATION OF VALUE FORM

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- 1. Assessor Parcel Number(s)
a) NA
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. Total Value/Sales Price of Property \$10,000.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$10,000.00
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: The Buyer is a political subdivision of the State of Nevada.

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 Albert D. Seegen Capacity Manager/Agent
Signature _____ Capacity Attorney

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Coyote Springs Investment LLC
Address: 4021 Port Chicago Highway
City: Concord
State: CA Zip: 94520

Print Name: Lincoln County Water District
Address: 181 Main Street
City: Pioche
State: NV Zip: 89043

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

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____