

LINCOLN COUNTY, NV  
\$37.00  
RPTT:\$0.00 Rec:\$37.00  
COW COUNTY TITLE CO.  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2020-158125**  
**02/27/2020 04:14 PM**  
Pgs=5 KE

**APN: Water Rights Only**

APN 013-491-03; 013-481-04; 013-481-05;  
013-581-02; 013-591-02; 013-661-03;  
013-661-04; 013-661-02; 013-651-02; 013-771-05;  
013-771-04; 013-831-01; 013-831-02; 013-831-03;  
005-021-01; 012-660-07 & 013-771-06

**When Recorded Return To:**

Cow County Title Co.  
Attn: Don-Rita Rice  
328 Main Street  
P.O. Box 518  
Pioche, Nevada 89043

**Mail Tax Statements To:**

N/A  
Sunnyside Ranch Holdings, L.P.  
P.O. Box 253  
Lund, NV 89317

*File# 81754*

The undersigned hereby affirms that  
there is no Social Security number  
contained in this document.

**WATER RIGHTS QUITCLAIM DEED**

**THIS INDENTURE**, made this 14th day of February, 2020, by and between Bruce A. Jensen, AKA Bruce Jensen, individually, party of the First Part or GRANTOR, and unto Sunnyside Ranch Holdings, L.P., a Nevada Limited Partnership, organized and existing under the laws of the State of Nevada, whose current address is Hwy 318, Lund Nevada 89317, party of the Second Part or GRANTEE.

**WITNESSETH:**

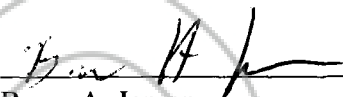
That the said party of the First Part, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to it in hand paid by said Second Party, the receipt whereof is hereby acknowledged, remise, release and forever quitclaim to the party in the Second Part, and to its successor trustees, administrators, executors, and assigns, all right, title and interest it may have in and to the following water right applications, permits, certificates, and/or proofs of appropriation subject to adjudication, on file with the

Nevada Division of Water Resources, and more particularly described in **Exhibit A** and incorporated herein by reference.

**TO HAVE AND TO HOLD**, all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the remainder and remainders, reversion and reversions, rents, issues and profits thereof unto the said Grantee, and to its successors and assigns forever.

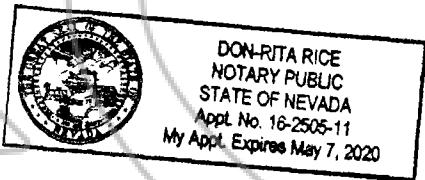
**IN WITNESS WHEREOF**, the Grantor has hereunto set their hand this day and year in this instrument first above written.


Dated this 14th day of February, 2020.

  
Bruce A. Jensen

STATE OF NEVADA        )  
  ) ss.  
COUNTY OF Spencer )

On this 14th day of February, 2020, there personally appeared before me Don Rita Rice  
\_\_\_\_\_ a Notary Public, **Bruce A. Jensen**, who acknowledged to me that he executed the foregoing Quitclaim Deed. I state the foregoing under penalties of perjury.



  
NOTARY PUBLIC  
My Commission Expires On: 5/7/2020

**Exhibit A  
Water Rights**

**The following Applications, Permits, and/or Certificates as identified below and on file with the Nevada Division of Water Resources:**

| <b>Application No.</b> | <b>Permit No.</b> | <b>Certificate No.</b> | <b>Source</b>                     |
|------------------------|-------------------|------------------------|-----------------------------------|
| ~                      | 5486              | 1977                   | White River Slough                |
| ~                      | 6638              | 2105                   | Silver King Well                  |
| ~                      | 7397              | 1175                   | Lewis Well                        |
| ~                      | 7979              | 1969                   | Moorman Spring Slough             |
| ~                      | 9702              | 2135                   | Horse Spring                      |
| ~                      | 12517             | 4130                   | White River and Hot Creek Channel |
| ~                      | 13341             | 4053                   | Hendrix Well                      |
| ~                      | 22882             | 8668                   | Moorman Springs                   |
| ~                      | 28206             | 9416                   | Hardy Springs                     |
| ~                      | 28207             | 9401                   | Moorman Springs                   |
| ~                      | 28208             | 9417                   | Emigrant Springs                  |
| ~                      | 66123             | 16617                  | Cave Valley Well                  |
| ~                      | 66124             | 16618                  | Frehner Well                      |
| ~                      | 66125             | 16619                  | Sawmill Well                      |
| ~                      | 66126             | 16620                  | Riordan Well                      |
| ~                      | 66127             | 16621                  | Weiner Well                       |
| ~                      | 67151             | 17317                  | White River Well                  |
| ~                      | 68233             |                        | Well # 1                          |
| ~                      | 68234             |                        | Well # 2                          |
| ~                      | 68235             |                        | Well # 3                          |
| ~                      | 68236             |                        | Well # 4                          |
| ~                      | 68237             |                        | Well # 5                          |
| ~                      | 68238             |                        | Well # 6                          |

| Application No. | Permit No. | Certificate No. | Source   |
|-----------------|------------|-----------------|--|
| 68487*          |            |                 | *A divided 50% Interest in Application 68487. Wheeler Well |
| 76898           |            |                 | Long Canyon Well   |
| ~               | 82549      |                 | Rio Blanco No. 2 Well                                      |
| 83222           |            |                 | White River and tributaries                                |
| ~               | 84693      |                 | Wheeler Well   |
| ~               | 84694      | 21275           | Wheeler Well South   |
| ~               | 84695      | 21285           | Hendricks Well No. 2                                       |
| ~               | 84696      |                 | Leslee Well  |
| ~               | 84697      | 21286           | Swimming Pool Well   |
| 86851           |            |                 | Lou Lou Well   |
| 88308           |            |                 | Talon Well   |
| 88602           |            |                 | Kirch Well   |
| 88603           |            |                 | Rio Blanco No. 1 Well                                      |
| 88651           |            |                 | Windmill Vane Well   |
| 89298           |            |                 | Hardy Spring   |
| 89299           |            |                 | Pamela Gale Well   |

**And, the following vested Proofs of Appropriation, subject to adjudication, and as identified below and on file with the Nevada Division of Water Resources:**

| Proof No. | Source                   |
|-----------|--------------------------|
| V01962    | Perry Spring             |
| V01963    | Trough Spring            |
| V01964    | Horse Spring             |
| V01965    | Wolf Hole Spring         |
| V02087    | West Parker Range Spring |
| V02088    | Lower Parish Spring      |

| <b>Proof No.</b> | <b>Source</b>  |
|------------------|--|
| V02089           | Upper Parish Spr. No. 1                                |
| V02090           | Upper Parish Spr. No. 2                                |
| V02091           | Moorman Spr.   |
| V02092           | Moorman Spr.   |
| V02100           | Parker Spring  |
| V02232           | White River Chanel/ Sink                               |
| V02429           | White River Chanel/ Sink                               |
| V09231           | Jordan Spring  |
| V09232           | Big Canyon Spring                                      |
| V09233           | Urritia Spring   |
| V09234           | Big Spring   |
| V09235           | Sidehill Spring  |
| V09236           | Cottonwood Spring                                      |
| V10515           | Hot Creek Channel, White River Channel and Tributaries |
| V10800           | Big Travis Spring                                      |
| V10801           | Haggerty Spring  |
| V10802           | Zebulon Spring   |
| V11181           | Jagger Spring  |

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) N/A - Water Rights only  
 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 |            |
|---------------------------------|------------|
| DOCUMENT/INSTRUMENT #:          | _____      |
| BOOK _____                      | PAGE _____ |
| DATE OF RECORDING: _____        |            |
| NOTES: _____                    |            |

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 9  
 b. Explain Reason for Exemption: Transfer to business organization where persons conveying property owns 100% of the organization to which the conveyance is made

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: BRUCE A. JENSEN  
 Address: P O Box 253  
 City: Lund  
 State: NV Zip: 89317

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: SUNNYSIDE RANCH HOLDINGS, LP  
 Address: P O Box 253  
 City: Lund  
 State: NV Zip: 89317

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Cow County Title Co Escrow # 81754  
 Address: 761 Raindance Dr.  
 City: Pahrump State: NV Zip: 89048

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