

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

2020-158126
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 Pamela G. Jensen, AKA Pamela 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.

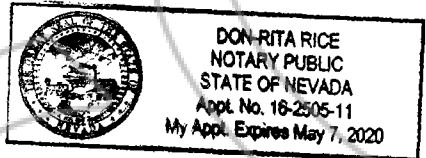


Pamela G. Jensen

STATE OF NEVADA)
) ss.
COUNTY OF Lincoln)

On this 14th day of February, 2020, there personally appeared before me, Don-Rita Rice

a Notary Public, **Pamela G. 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:

Application No.	Permit No.	Certificate No.	Source
~	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

Proof No.	Source
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: PAMELA G. 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