

LINCOLN COUNTY, NV **2020-158664**
\$37.00
RPTT:\$0.00 Rec:\$37.00 **06/23/2020 01:46 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER E03

When Recorded Mail
And Send Tax Statements to:
VANCE AND VICKIE HIGBEE
P.O. Box 659, Alamo, Nevada
NCS-944824-HHLV

WATER RIGHTS DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

FRIAS GIRL SCOUTS CAMP II, LLC, a Nevada limited liability company

does hereby **quitclaim unto** Vance and Vickie Higbee, husband and wife as joint tenants with right of survivorship, all of Grantor's right, title, and interest, in and to the following portions of the Nevada water rights permits:

81.88 acre-feet annual ("afa") portion, together with a prorated rate of diversion, of Permit V01363; and an 81.61 afa portion, together with a prorated rate of diversion, of Permit 28296 (Certificate 9712) (the "Water Rights").

The Water Rights are appurtenant to those certain lands described as Parcel 2 of Parcel Map for Frias Girls Scouts Camp II LLC recorded September 13, 2019, as Instrument No. 2019-156994 of Official Records, Lincoln County, Nevada.

RESERVING UNTO GRANTOR, all right, title and interest of Grantor in and to any water or water rights appurtenant to those certain lands retained by Grantor which are described as Parcel 1 of Parcel Map for Frias Girls Scouts Camp II LLC recorded September 13, 2019, as Instrument No. 2019-156994 of Official Records, Lincoln County, Nevada, as including, but not limited to, an 84.4 afa portion of Permit V01363 and an 67.66 afa portion of Permit 28296 (Certificate 9712).

TOGETHER with all tenements, hereditaments and appurtenances, including easements, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof, except as expressly reserved above.

[Remainder of Page Left Intentionally Blank]

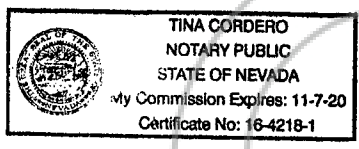
Date: June 11, 2020

FRIAS GIRL SCOUTS CAMP II, LLC, a Nevada limited liability company

By: [Signature]
Name: Kimberly Trueba
Its: Manager

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

This instrument was acknowledged before me on the 11 of June 2020 by Kimberly Trueba, as Manager of FRIAS GIRL SCOUTS CAMP II, LLC, a Nevada limited liability company



[Signature]
Notary Public

My Commission Expires: 11/7/2020

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
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
i) Other Water rights

| |
|--|
| FOR RECORDERS OPTIONAL USE Book _____ ONLY Pag : _____ Date of Recording: ^e _____ Notes: _____ |
|--|

3. a) Total Value/Sales Price of Property: \$ _____
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 375.090, Section: 3
b. Explain reason for exemption:
Taxes paid on transfer of water and land together with deed recorded as Inst. # 2020-158663

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: _____

Capacity: Seller/Grantor

Signature: _____

Capacity: Buyer/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Frias Girl Scouts Camp II LLC
Address: 5941 Harris Ave.

Print Name: Vance and Vickie Higbee
Address: P.O. Box 659

City: Las Vegas
State: NV Zip: 89101

City: Alamo
State: NV Zip: 89001

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

(First American Title Insurance
Company National Commercial
Print Name: Services
Address 8311 W. Sunset Road, Suite 100
City: Las Vegas

File Number: NCS-960950-HHLV BB/ BB
State: NV Zip: 89113

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- 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
- i) Other Water rights

| | |
|---------------------------------------|-------------------------|
| FOR RECORDERS OPTIONAL USE | |
| Book _____ | ONLY Pag : _____ |
| Date of Recording: ^e _____ | |
| Notes: _____ | |

- 3. a) Total Value/Sales Price of Property: \$ _____
- 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 375.090, Section: 3
- b. Explain reason for exemption: Taxes paid on transfer of water and land together with deed recorded as Inst. # 2020-158663

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: Vance Higbee

Capacity: Seller/Grantor

Signature: Vickie Higbee

Capacity: Buyer/Grantee

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

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

Print Name: Frias Girl Scouts Camp II LLC

Print Name: Vance and Vickie Higbee

Address: 5941 Harris Ave.

Address: P.O. Box 659

City: Las Vegas

City: Alamo

State: NV Zip: 89101

State: NV Zip: 89001

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

(First American Title Insurance
Company National Commercial

File Number: NCS-960950-HHLV BB/ BB

Print Name: Services

Address 8311 W. Sunset Road, Suite 100

City: Las Vegas

State: NV Zip: 89113

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