

APN: Water Rights Only



OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Return To:
Mail Tax Statements To:
Lee's Angus Ranch, LLC
P.O. Box 123
Panaca, Nevada 89043

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

WATER RIGHTS QUITCLAIM DEED

THIS INDENTURE, made this 7th ^{December} ~~November~~, 2020 by and between NORMA D. LEE, party of the First Part or GRANTOR and unto LEE'S ANGUS RANCH, LLC, a Nevada Limited Liability Company, organized and existing under the laws of the State of Nevada, 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 permits and/or certificates, 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 3 day of DECEMBER, 2020

Norma D. Lee
Norma D. Lee

STATE OF NEVADA)
) SS.
COUNTY OF LINCOLN)

On the 3 of DECEMBER 2020, personally appeared before me, a Notary Public, Norma D. Lee personally known (or proved) to me to be the person whose name is subscribed to the above instrument and who acknowledge that she executed the above instrument freely and voluntarily and for the uses and purposes therein described.

Signature Ginger Shumway
Notary Public

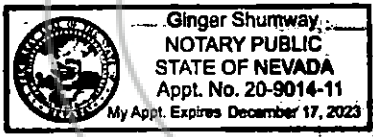


EXHIBIT "A"
Water Rights

Decree #, Permit / Certificate #	Source Description	Diversion Rate (cfs)	Acres	Duty (Acre-Feet)	Description
11973 / 4462	UNDERGROUND LEE WELL NO. 3	0.0351	3.0	12.0	Portion NW¼ NE¼ Sec. 05, T.02S., R.68E.
49320 / 14827	UNDERGROUND	0.0281	3.0	10.61	Portion NW¼ NE¼ Sec. 05, T.02S., R.68E.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

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'/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

\$ 1,000.⁰⁰

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ 3.⁴²

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

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 _____

Signature [Signature] Capacity owner/manager

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Norma D Lee
Address: PO Box 123
City: Panaca
State: Nevada Zip: 89042

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lee's Angus Ranch LLC
Address: PO Box 123
City: Panaca
State: Nevada Zip: 89042

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

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