



OFFICIAL RECORD  
AMY ELMER, RECORDER

No APN

The undersigned hereby affirms that this document including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

Mail Tax Statements and  
Recorded Deed to:  
Hiko Properties, LLC  
HC 61 Box 1  
Hiko, NV 89017

**WATER RIGHTS DEED**

THIS INDENTURE WITNESSETH: THAT

**KEITH MURRAY WHIPPLE, as GRANTOR**

For valuable consideration, the receipt of which us hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**HIKO PROPERTIES, LLC as GRANTEE**


All that real property consisting of One Hundred Fifty-Seven and 65/100ths (157.65) acre feet of water rights from the permit described as follows:

Nevada Division of Water Resources Permit **35054** Issued by the Nevada State Engineer

For the irrigation of 31.53 Water Righted Acres at a diversion rate of .759 CFS

IN WITNESS WHEREOF, the said Grantor have hereunto set his hand

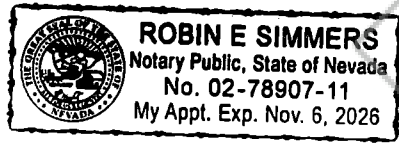
Dated: 1/13/23

  
\_\_\_\_\_  
Grantor  
KEITH MURRAY WHIPPLE

State of Nevada        )  
                                  ) ss.  
County of Lincoln

On Jan 13, 202~~2~~<sup>3</sup>, personally appeared before me, a Notary Public, KEITH MURRAY WHIPPLE personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that they executed the Water Deed, and did so in my presence this day.

Robin E Simmers  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) N/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  
 Other Water Rights

FOR RECORDER'S OPTIONAL USE ONLY  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property      \$ 157,000  
 Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 Transfer Tax Value:      \$ \_\_\_\_\_  
 Real Property Transfer Tax Due      \$ 112.30

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 Danyal B... Capacity Ranch Admin Assistant

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

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Keith Murny Whipple  
 Address: \_\_\_\_\_  
 City: Hiko  
 State: NV Zip: 89017

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Hiko Properties LLC  
 Address: HC 61 Box 1  
 City: Hiko  
 State: NV Zip: 89017

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_