

LINCOLN COUNTY, NV

2023-166015

\$15,804.70

RPTT:\$15767.70 Rec:\$37.00 10/09/2023 09:50 AM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

REQUESTED BY:

First American Title Company

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENTS TO:

WS-ROX, LLC

4129 W Cheyenne Avenue

North Las Vegas, NV 89032

R.P.T.T \$15,767.70

Escrow No. NCS-1181827 (AD)

WATER RIGHTS QUITCLAIM DEED

PAUL KENNER AND RONALD ERSKINE, TRUSTEES OF THE MOAPA ALLIANCE BUSINESS TRUST, a Nevada business trust ("**Grantor**"), for valuable consideration, the sufficiency and receipt of which is hereby acknowledged, do hereby convey and quitclaim to WS-ROX, LLC, a Nevada limited liability company ("**Grantee**"), all of Grantor's right, title, and interest, in and to a total combined duty of 2,310.017 acre-feet annually, together with rates and prorated rates of diversion, respectively, of water rights under the Nevada water Permits described on Exhibit A.


Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

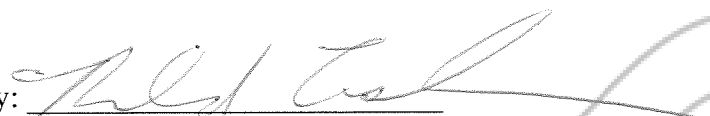
[signature and acknowledgement on following page]

DATED this 5 day of October, 2023.

GRANTOR:

MOAPA ALLIANCE BUSINESS TRUST,
A Nevada business trust

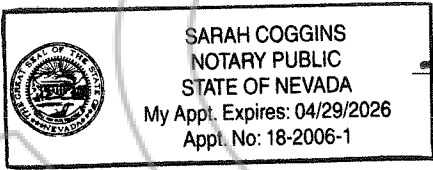
By: 
Paul Kenner, Trustee


By: 
Ronald Erskine, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me this 5 day of October, 2023, by Paul Kenner, Trustee of the Moapa Alliance Business Trust.

[Seal]

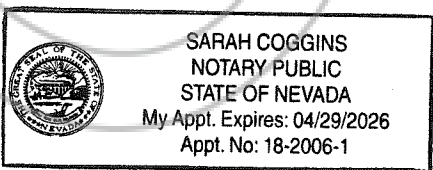



NOTARY PUBLIC
Sarah Coggins

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me this 5 day of October, 2023, by Ronald Erskine, Trustee of the Moapa Alliance Business Trust.

[Seal]





NOTARY PUBLIC
Sarah Coggins

Exhibit A

DESCRIPTION OF WATER RIGHTS

The following underground water rights permitted by the Nevada State Engineer:

Permit No.	Diversion Rate (Cubic Feet Per Second)	Annual Duty (Acre Feet Annually)
66978	prorated	535.517
66980	1.155	355.5
66992	prorated	366.26
66993	2	405
66994	1.68	281.48
66999	prorated	366.26
Total Combined Duty		2,310.017

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) Permit 66978; 66980
 b) Permit 66992; 66993
 c) Permit 66994; 66999
 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 _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$4,042,530.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$4,042,530.00
 d) Real Property Transfer Tax Due \$15,767.70

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: _____ Capacity: Grantor
 Signature: _____ Capacity: Grantee

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

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

Print Name: Moapa Alliance Business Trust
 Address: 9741 Pan Falls Street
 City: Las Vegas
 State: NV Zip: 89178

Print Name: WS-ROX, LLC
 Address: 4129 W Cheyenne Ave
 City: North Las Vegas
 State: NV Zip: 89032

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-1181827-HHLV ad/ SC
 State: NV Zip: 89113

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