

APN # _____

Recording Requested By:

Thomas L. Belaustegui
71 Washington Street
Reno, Nevada 89503

DOC # 0230962

02/25/2016 12:51 PM

Official Record

Recording requested By
BELAUSTEGUI, THOMAS L

Eureka County - NV

Sara Simmons - Recorder

Fee: \$23.00

Page 1 of 10

RPTT

Recorded By: SGS

Book- 588 Page- 0330



0230962

QUITCLAIM DEED

THIS INDENTURE WITNESSETH:

That Cottonwood Land and Livestock Company, LLC, a Nevada Limited Liability Company, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby release and forever quitclaim to:

BECK PROPERTIES, a California General Partnership

The following:

All rights, title and interest, under the State of Nevada Appropriation of Water recorded December 1, 1933, Application No. 8813, Certificate Record No. 2021, Book 7, Page 2021 (a copy of which is attached hereto collectively as Exhibit A);

All rights, title and interest, under the State of Nevada Appropriation of Water recorded December 1, 1933, Application No. 8814, Certificate Record No. 2022, Book 7, Page 2022 (a copy of which is attached hereto collectively as Exhibit A); and

All rights, title and interest, under the State of Nevada Appropriation of Water recorded December 1, 1933, Application No. 8815, Certificate Record No. 2023, Book 7, Page 2023 (a copy of which is attached hereto collectively as Exhibit A).

IN WITNESS WHEREOF, the undersigned grantor has caused this QUITCLAIM DEED to be executed this 3rd day of February, 2016.

COTTONWOOD LAND AND LIVESTOCK, LLC

By *Thomas L. Belaustegui*
THOMAS L. BELAUSTEGUI, Managing Member

STATE OF NEVADA)
):ss.
COUNTY OF WASHOE)

On February 3rd, 2016, Thomas L. Belaustegui personally appeared before me and proved to me, a notary public, to be the person whose name is subscribed to the above instrument and who acknowledged to me that he is authorized to execute and did execute the instrument as Managing Member of Cottonwood Land and Livestock, LLC.



Mary Carroll Davis
NOTARY PUBLIC

EXHIBIT A

Application No. 8813 Certificate Record No. 2021 Book 7 Page 2021

THE STATE OF NEVADA
CERTIFICATE OF APPROPRIATION OF WATER

WHEREAS, H. M. PAYNE FOR HANDLEY BROTHERS has presented to the State Engineer of the State of Nevada Proof of Application of Water to Beneficial Use, from Cottonwood Canyon Springs and Creek (South Branch) through Dam and reservoir for Stockwatering and domestic

purpose: The point of diversion of water from the source is as follows: S. 39° 37' E., 2708.31 ft. from the 1/4 Cor. on the W. bdy. Sec. 13, T. 20 N., R. 54 E., M.D. Situated in Eureka County, State of Nevada.

Now Know YE, That the State Engineer, under the provisions of Section 72, Chapter 140, Statutes of 1913 has determined the date, source,

purpose and amount of such appropriation, together with the place to which such water is appurtenant, as follows:

Name of appropriator: Handley Brothers
Post-office address: Eureka, Eureka County, Nevada.
Amount of appropriation: 0.028 cubic foot per second or sufficient to water 4000 sheep and 100 cattle.
Period of use, from April 1st to Nov. 1st of each year
Date of priority of appropriation: January 17th, 1929.

Description of works of diversion and use: Dam of earth and rock 4 to 5 feet high, 12 feet wide and 20 feet long, making reservoir 20 feet in diameter. Place of use is in the SW 1/4 Sec. 13, T. 20 N., R. 54 E., M.D. B. 83.

The right to water hereby determined is limited to the amount which can be beneficially used; not to exceed the amount above specified, and the use is restricted to the place where acquired and to the purpose for which acquired.

In Testimony Whereof, I, GEO. W. MALONE, State Engineer

of Nevada, have hereunto set my hand and the seal of my office, this

27th day of November, D. 1933

[Signature of Geo. W. Malone]
State Engineer.

Recorded 12/1/33 B. B. Page 83
Eureka County Records

Ownership and Title

Application: [8813](#) Status: CERTIFICATE Certificate: [2021](#) [Start new search](#)

Current Ownership Information

(NOTE: Owner names shown here are standardized for retrieval purposes only. Verify legal names before submitting any new documentation.)

Owner	Type	Div	Rate	Duty	Acres	Change By	APN	County	Description
COTTONWOOD LAND & LIVESTOCK CO., LLC	C	0		0	0				ENCUMBERED

Confirmed By:

Effective Date:

Original Owner(s)

HANDLEY BROTHERS

Remarks

100 CATTLE, 4000 SHEEP



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EXHIBIT A

Application No. 8814 Certificate Record No. 2822 Book 7 Page 2022

THE STATE OF NEVADA
CERTIFICATE OF APPROPRIATION OF WATER

Whereas H. M. PAYNE FOR HANDLEY BROTHERS has presented to the State Engineer of the State of Nevada Proof of Application of Water to Beneficial Use, from Saw Mill Spring and Creek

through pipeline and troughs for Stockwatering and domestic

purposes. The point of diversion of water from the source is as follows: N. 82° 13' E. 4446.20
ft. from the 1/4 Cor. on the W. bdy. Sec. 13, T. 20 N., R. 54 E., M.D.B. & M.
or in the SE 1/4 NE 1/4 Sec. 13, T. 20 N., R. 54 E., M.D.B. & M.
situated in Eureka County, State of Nevada;

Now Know Ye, That the State Engineer, under the provisions of Section 72, Chapter 140, Statutes of 1913 has determined the date, source, purpose and amount of such appropriation, together with the place to which such water is appointed, as follows:

Name of appropriator: Handley Bros.
Post-office address: Eureka, Eureka County, Nevada
Amount of appropriation: 0.028 cubic foot per second, or sufficient to
water 4000 sheep and 100 cattle.
Period of use, from: April 1st to: Nov. 1st of each year
Date of priority of appropriation: January 17th, 1929

Description of works of diversion and use:
About 10 ft. of 2 inch pipe conveys water from the spring to
two galvanized iron troughs each 2 ft. wide, 1 foot deep and 16 ft.
long. Place of use is in the SE 1/4 NE 1/4 Sec. 13, T. 20 N., R. 54 E.,
M.D.B. & M.

The right to water hereby determined is limited to the amount which can be beneficially used, not to exceed the amount above specified, and the use is restricted to that place where acquired and to the purpose for which required.

IN TESTIMONY WHEREOF, I, GEO. W. MALONE, State Engineer

do hereby certify that the above is a true and correct copy of Nevada, have hereunto set my hand and the seal of my office, this 27th day of November, A. D. 1933

[Handwritten signatures and stamps]
Recorded 12/1/33 by B Page 94
Eureka County Nevada

Ownership and Title

Application: 8814 Status: CERTIFICATE Certificate: 2022 [Start new search](#)

Current Ownership Information

(NOTE: Owner names shown here are standardized for retrieval purposes only. Verify legal names before submitting any new documentation.)

Owner	Type	Div	Rate	Duty	Acres	Change By	APN	County	Description
COTTONWOOD LAND & LIVESTOCK CO., LLC	C	0		0	0				ENCUMBERED

Confirmed By:

Effective Date:

Original Owner(s)

HANDLEY BROTHERS

Remarks

None



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EXHIBIT A

Application No. 8915 Certificate Record No. 2023 Book 7 Page 2023

THE STATE OF NEVADA
CERTIFICATE OF APPROPRIATION OF WATER

WHEREAS, H. M. PAYNE FOR HANDLEY BROTHERS has presented to the State Engineer of the State of Nevada Proof of Application of Water to Beneficial Use, from Cottonwood Springs and Creek (Main Branch) through pipeline and troughs for Stockwatering and domestic

purposes. The point of diversion of water from the source is as follows: S. 61° 27' E., 6298.52 ft. from 1/4 Cor. on W. bdy. Sec. 13, T. 20 N., R. 54 E., M.D.B.&M. or in the SE 1/4 Sec. 13, T. 20 N., R. 54 E., M.D.B.&M. situated in Eureka County, State of Nevada.

Now Know Ye, That the State Engineer, under the provisions of Section 72, Chapter 140, Statutes of 1913 has determined the date, source, purpose and amount of such appropriation, together with the place to which such water is apportioned, as follows:

Name of appropriator: Handley Brothers
Post-office address: Eureka, Eureka County, Nevada
Amount of appropriation: 0.028 cubic foot per second or sufficient to water 4000 sheep and 100 cattle.
Period of use, from April 1st to Nov. 1st of each year
Date of priority of appropriation: January 17th, 1928

Description of works of diversion and use:
A reservoir about 10 ft. in diameter and 2 ft. deep has been constructed at the spring and 16 ft. of 1 1/2 inch pipe conveys water from said reservoir to about 20 ft. of semi-circular galvanized iron troughs about 2 ft. wide and 1 foot deep. Place of use is in the SE 1/4 Sec. 13, T. 20 N., R. 54 E., M.D.B.&M.

The right to water hereby determined is limited to the amount which can be beneficially used, not to exceed the amount above specified, and the use is restricted to the place where acquired and to the purpose for which acquired.

IN TESTIMONY WHEREOF, I, GEO. W. MALONE, State Engineer

of Nevada, have hereunto set my hand and the seal of my office, this 27th day of November, D. 1923

Handwritten signature of Geo. W. Malone, State Engineer.

Recorded 12/19/23 at Eureka, County Records Page 55

Ownership and Title

Application: **8815** Status: **CERTIFICATE** Certificate: **2023** [Start new search](#)

Current Ownership Information

(NOTE: Owner names shown here are standardized for retrieval purposes only. Verify legal names before submitting any new documentation.)

Owner	Type	Div	Rate	Duty	Acres	Change By	APN	County	Description
COTTONWOOD LAND & LIVESTOCK CO., LLC	C	0	0	0	0				ENCUMBERED

Confirmed By:

Effective Date:

Original Owner(s)

HANDLEY BROTHERS

Remarks

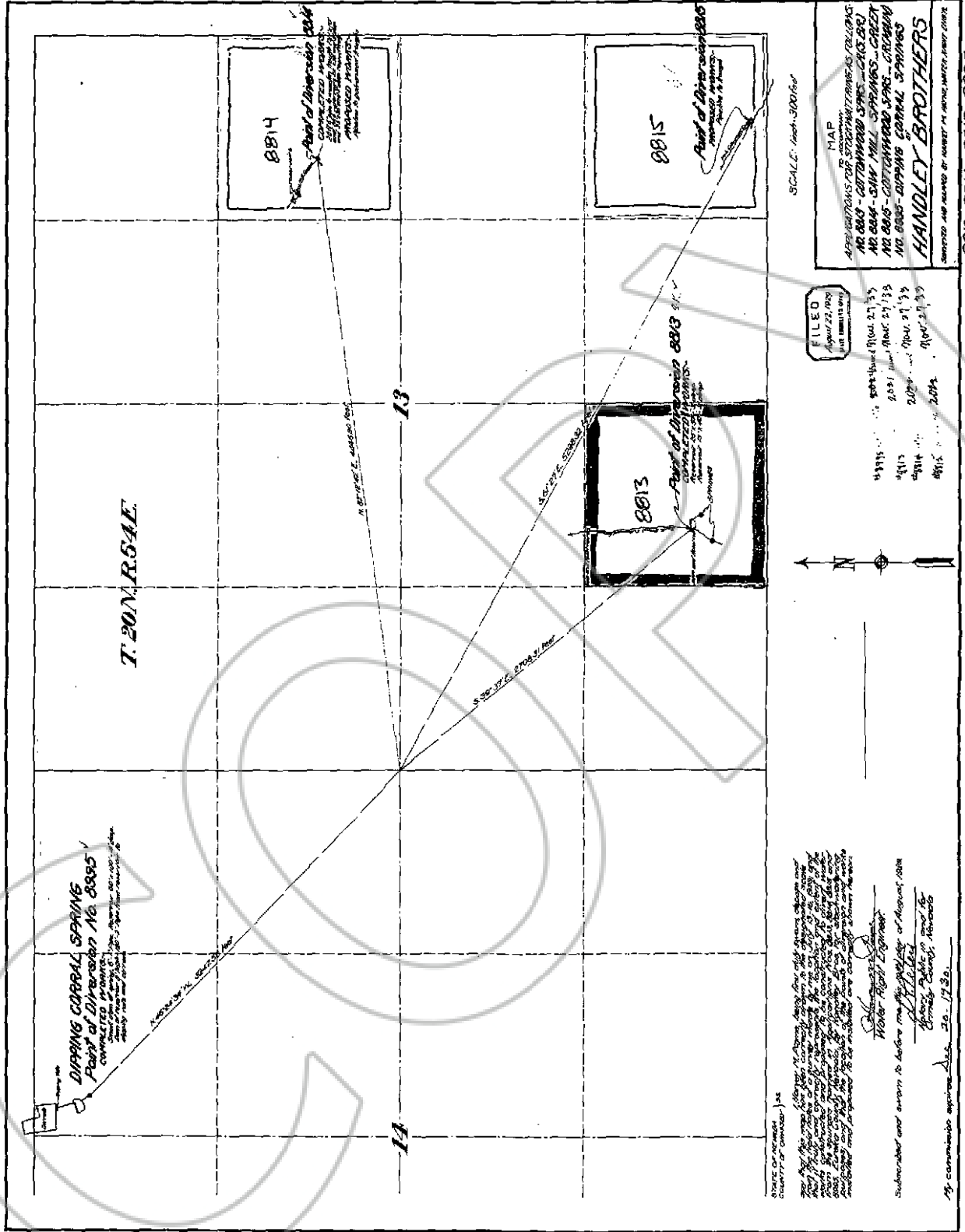
None



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SCALE: 1 inch = 300 feet

MAP

APPROVED FOR RECORDING BY THE STATE ENGINEER

NO. 8813 - DIPPING CORRAL SPRAING - (1875)

NO. 8814 - DIPPING CORRAL SPRAING - (1875)

NO. 8815 - DIPPING CORRAL SPRAING - (1875)

HANDLEY BROTHERS

PREPARED AND PLANNED BY HANDLEY BROTHERS, SAN FRANCISCO

FILED

August 22, 1935

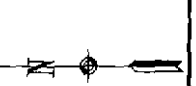
FILED

August 22, 1935

August 22, 1935

August 22, 1935

August 22, 1935



STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

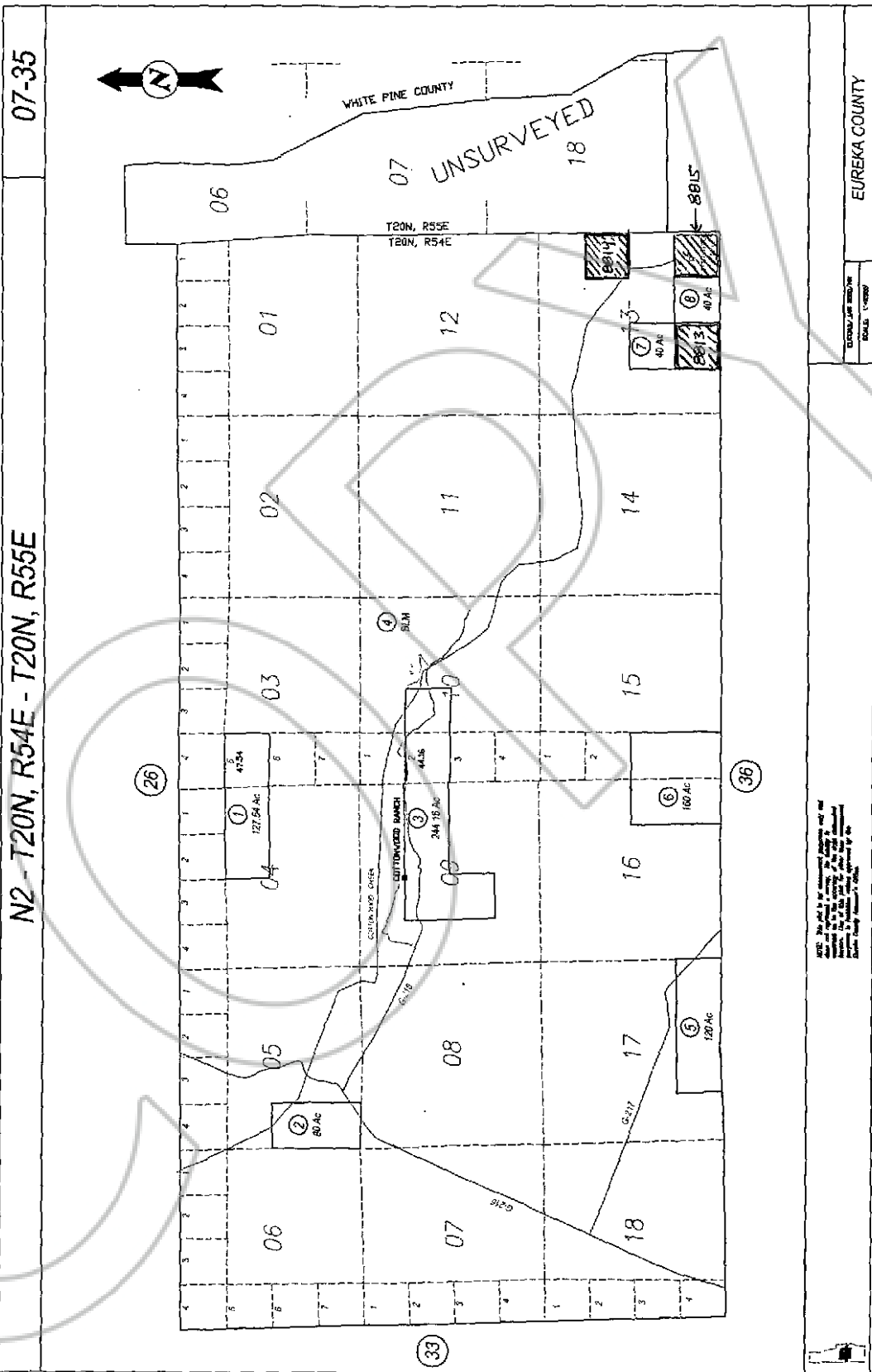
I, *[Signature]*
Water Right Engineer

Subscribed and sworn to before me this 20th day of August, 1935

[Signature]
James Bond, Notary

My commission expires Dec. 20, 1936.

File under 8813-8814-8815-8995



07-35

N2 T20N, R54E - T20N, R55E

EUREKA COUNTY

SECTION 01
SECTION 02
SECTION 03
SECTION 04
SECTION 05
SECTION 06
SECTION 07
SECTION 08
SECTION 09
SECTION 10
SECTION 11
SECTION 12
SECTION 13
SECTION 14
SECTION 15
SECTION 16
SECTION 17
SECTION 18

NOTE: This plat is for information purposes only. It is not a warranty of title. The accuracy of the information herein is not guaranteed. The information herein is based on the best available information at the time of the survey. The surveyor is not responsible for any errors or omissions in this plat.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

DOC # DV-230962

02/25/2016 12:51 PM

Official Record

1. Assessor Parcel Number(s)
 a) _____
 b) _____
 c) _____
 d) _____

Recording requested By
 BELAUSTEGUI, THOMAS L.

Eureka County - NV

Sara Simmons - Recorder

2. Type of Property:
 a) Vacant Land b) Single Fam. Re
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other Water Rights

Page 1 of 1 Fee: \$23.00
 Recorded By: SGS RPTT:
 Book- 588 Page- 0330

3. Total Value/Sales Price of Property \$ 100.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$
 Real Property Transfer Tax Due \$ None

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: *[Signature]* Capacity Managing Member
 Signature: _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Cottonwood Land & Livestock Co.
 Address: 71 Washington Street
 City: Reno
 State: NV Zip: 89503

Print Name: Beck Properties
 Address: HC60 Box 44501
 City: Round Mountain
 State: NV Zip: 89045

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

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED