

APN: 007-396-01

EUREKA COUNTY, NV
LAND-WRD
This is a no fee document
NO FEE

2020-240828
07/21/2020 02:03 PM
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RETURN RECORDED DEED TO:

Eureka County Public Works
P.O. Box 714
Eureka, NV 89316

EUREKA COUNTY



LISA HOEHNE, CLERK RECORDER E02

MAIL TAX STATEMENTS TO:

Albert and Joy Snowden
P.O. Box 316
Eureka, NV 89316

RPTT: _____

The parties executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

WATER RIGHTS QUITCLAIM DEED

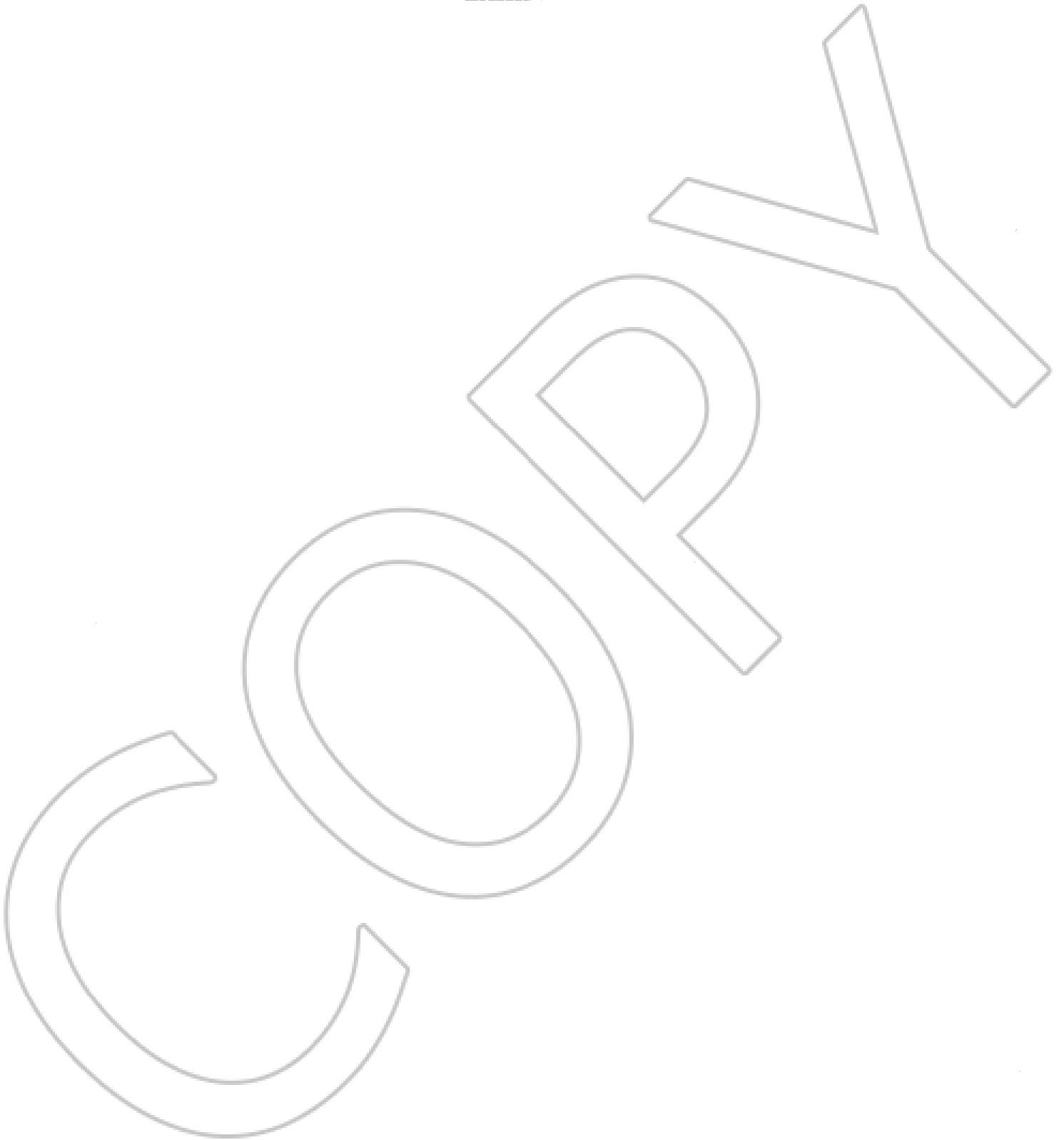
THIS WATER RIGHTS QUITCLAIM DEED, made this 13th day of July, 2020, by and between Albert and Joy Snowden, hereinafter referred to as "GRANTOR", and Eureka County, a political subdivision of the State of Nevada, hereinafter referred to as "GRANTEE",

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, and other good and valuable consideration to it in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does by these presents quit claim to the GRANTEE, and to its successors and assigns forever, such right, title and interest held by the GRANTOR in and to 4.0 acre feet annually of those certain water rights known as Nevada State Engineer's Permit No. 54409 / Certificate No. 15955, at a diversion rate of 0.024 with a permitted place of use at Lot 3 Section 17, T20N, R53E, M.D.B. & M. The 4.0 acre feet annually transferred herein are appurtenant to the real property currently identified as Assessor's Parcel Number 007-396-01 and more particularly described in Exhibit "1" attached hereto and incorporated herein by this reference.

This Deed is for the dedication of water to newly created parcels located at the place described and reflected on the attached map: Parcel(s) 4B and 4C of Parcel Map recorded on ~~July 7, 2020~~, as Document No. 240827 in the Eureka County Recorder's Office.
July 21, 2020

EXHIBIT "1"



PRELIMINARY, FOR REVIEW ONLY

OWNER'S CERTIFICATES

BEING FIRST DAILY BEING, THE UNDERSIGNED, ALBERT L. SNOWDEN AND JOY D. SNOWDEN, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP, AFFIRM AND SAY THAT THEY ARE THE OWNERS OF THE LAND TO BE DIVIDED BY THIS MAP AND WE CONSENT TO THE LAND DIVISION, WE HEREBY GRANT THE EASEMENTS SHOWN AND NOTED HEREON.

BY: ALBERT L. SNOWDEN DATE _____

BY: JOY D. SNOWDEN DATE _____

STATE OF NEVADA }
COUNTY OF _____ }

SUBMITTED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, THIS _____ DAY OF _____, 2020, ALBERT L. SNOWDEN AND JOY D. SNOWDEN, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THIS ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL, THE DATE AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATE

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ALBERT L. & JOY D. SNOWDEN
- 2) THE LAND SURVEYED LIE WITHIN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 33 EAST, MERIDIAN, AND THE SURVEY WAS COMPLETED ON _____, 2020.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE PORTIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

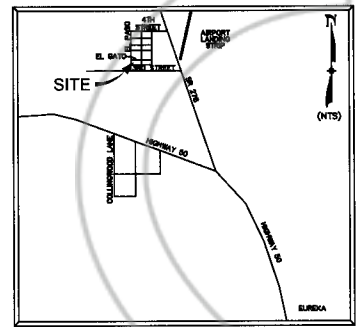
RYAN G. COOK PLS 18224



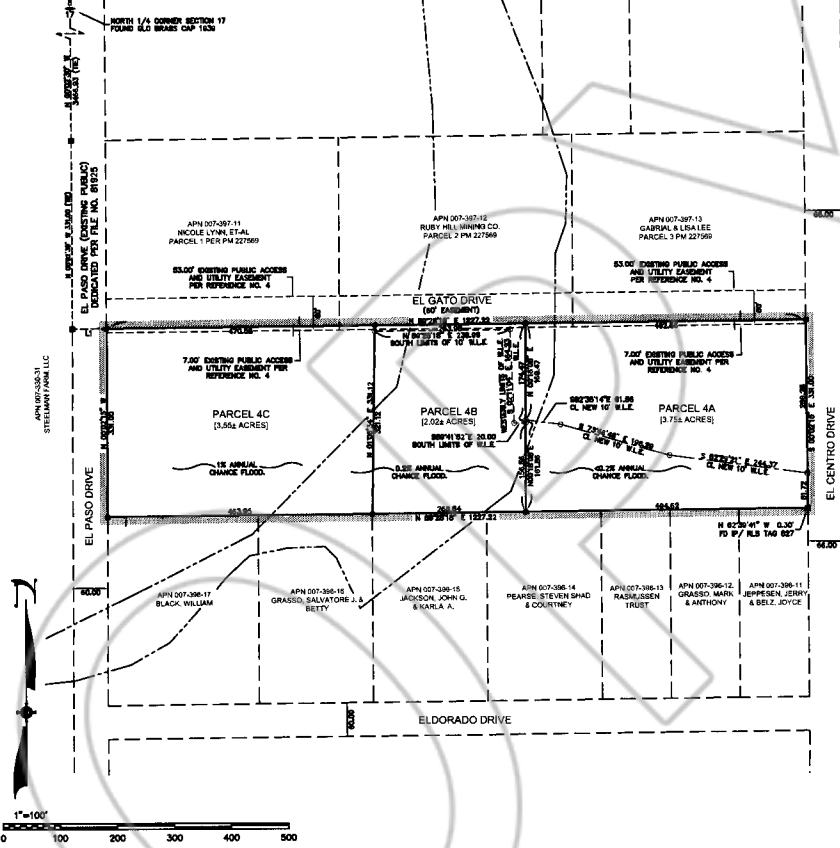
EUREKA COUNTY PLANNING COMMISSION APPROVAL

AT A REGULAR MEETING OF THE EUREKA COUNTY PLANNING COMMISSION, EUREKA COUNTY, STATE OF NEVADA, HELD ON THE _____ DAY OF _____, 2020, THIS MAP WAS APPROVED.

CHAIRPERSON _____ DATE _____



VICINITY MAP (NOT TO SCALE)



NOTES:

- 1) PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO FEET IN WIDTH ADJACENT TO ALL PARCELS SHOWN, EXCEPT WHERE NOTED OTHERWISE EXISTING WITHIN EL GATO DRIVE, AS SHOWN HEREON.
- 2) PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO EACH LOT. THE POINTS OF BEGINNING AND END OF EACH UTILITY SERVICE LINE AT EACH LOT WILL BE MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- 3) THE NATIONAL COVENANTS WILL NOT BE SUFFERED DURING CONSTRUCTION OR IMPROVEMENT OF LOTS.
- 4) THIS MAP IS A DIVISION OF LOT 4 OF PARCEL "A" AS SHOWN ON THE PARCEL MAP # RECORD OF SURVEY OF PARCEL "A" OF THE LARGE DIVISION MAP OF THE E 1/2 SECTION 17, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER ON OCTOBER 8, 1989, AS FILE NO. 18224.
- 5) THE TOTAL BARENESESS AREA IS 0.38 ACRES.
- 6) ON OCTOBER 8, 2010, RYAN COOK, SET UNDER THE DIRECTION OF RANDAL BRIDGES, FILE THIS MAP COMPLETED, INCLUDING DECEMBER 25, 2010 RANDAL BRIDGES PASSED AWAY RYAN COOK, FILE THIS MAP HAS TAKEN OVER RESPONSIBLE CHARGE OF THIS PROJECT.

| | | |
|------------|-----|----------|
| DATE | BY | REVISION |
| 11/11/2020 | RGC | ISSUED |

LEGEND

- FOUND 0/4" BEARING AND CAP, PLS 7908 (SEE NOTE #6)
- FOUND 3/4" BEARING AND CAP, PLS 3144, UNLESS NOTED OTHERWISE
- FOUND QUARTER CORNER AS NOTED
- COMPUTED/ADJUDICATED POINTS, NOTHING FOUND OR SET
- APN ADJUDICATED PARCEL NUMBER
- PS PARCEL MAP
- RS RECORD OF SURVEY MAP
- CL CORNERLINE
- W.L. WATER LINE EASEMENT (DEED)

RECORDER'S CERTIFICATE

REFERENCES

- 1) THE PARCEL MAP OF LOT 3 PARCEL "C" OF THE LARGE DIVISION MAP OF THE E 1/2 SECTION 17, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER ON NOVEMBER 14, 1989, AS FILE NO. 18204.
- 2) THE PARCEL MAP # RECORD OF SURVEY OF PARCEL "A" OF THE LARGE DIVISION MAP OF THE E 1/2 SECTION 17, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER ON OCTOBER 8, 1989, AS FILE NO. 18224.
- 3) THE LARGE DIVISION MAP OF THE E 1/2 SECTION 17, T 20 N, R 83 E, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER ON SEPTEMBER 10, 1989, AS FILE NO. 18228.
- 4) THE DEED OF CONVEYANCE OF EASEMENT THAT REVERSES THE 60' ACCESS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AS EL GATO DRIVE, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER AS FILE NO. 18277F, ON APRIL 28, 1997.
- 5) THE PARCEL MAP OF LOT 3 PARCEL "C" OF THE LARGE DIVISION MAP OF THE E 1/2 SECTION 17, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER ON NOVEMBER 14, 1989, AS FILE NO. 18204.
- 6) PARCEL MAP # RECORD OF SURVEY, RECORDED ON JULY 7, 2014, IN THE OFFICIAL RECORDS OF EUREKA COUNTY, NEVADA.

WATER RIGHTS DEDICATION

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2020, THE APPLICANT HAS COMPLIED WITH THE REQUIREMENTS OF EUREKA COUNTY CODE 81.030 REGARDING WATER RIGHTS DEDICATION.

APPLICANT _____ DATE _____

TITLE _____ DATE _____

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ASSESSMENT PARCEL NO. 007-398-01 HAS NO DELINQUENCIES AND THAT TAXES ARE PAID THROUGH _____, 2020.

EUREKA COUNTY TREASURER _____ DATE _____

COUNTY COMMISSIONERS APPROVAL

AT A REGULAR MEETING OF THE EUREKA COUNTY COMMISSIONERS HELD ON THE _____ DAY OF _____, 2020, THIS MAP WAS APPROVED AND WAS PRESENTED AS A PROPOSED PARCEL MAP LOCATED IN EUREKA COUNTY.

CHAIRMAN, EUREKA COUNTY COMMISSIONERS _____ DATE _____

EUREKA COUNTY CLERK _____ DATE _____

EUREKA COUNTY HEREBY ACCEPTS THE OFFER OF DEDICATION FOR PUBLIC PURPOSES OF THE PUBLIC UTILITY RIGHTS OF WAY SHOWN ON THIS MAP. THE COUNTY ACCEPTS NO RESPONSIBILITY AND WILL PROVIDE NO SERVICES UPON THE PRIVATE ROAD(S) SHOWN, INCLUDING BUT NOT LIMITED TO SNOW REMOVAL.

ACCEPTANCE OF THIS PARCEL MAP BY EUREKA COUNTY DOES NOT CONSTITUTE A GUARANTEE THAT EACH OR ANY LOT SHOWN HEREON CONTAINS A LAMBLE, BURESS OR BEE.

FURTHER REPARCELING OF ANY PARCEL CREATED BY THIS MAP MAY BE SUBJECT TO THE PROVISIONS OF NRS 20A.460 AND EUREKA COUNTY CODE TITLE 8, PERMITTING REPARCELING OF REASONABLE IMPROVEMENT STANDARDS, BUT NOT MORE THAN WOULD BE REQUIRED OF THE SUBSEQUENT PARCEL, WHEN A SUBSEQUENT ACCEPTANCE OF THIS PARCEL MAP BY EUREKA COUNTY DOES NOT CONSTITUTE A GUARANTEE THAT EACH OR ANY LOT SHOWN HEREON CONTAINS A LAMBLE, BURESS OR BEE.

EUREKA COUNTY EXPRESSLY DISCLAIMS THE PRIOR USE OF ADJACENT NEARBY LAND FOR RECREATION, PASTURE, AGRICULTURE, MINING, INDUSTRIAL OR COMMERCIAL PURPOSES, AND THE EXPANSION OR INTERPRETATION OF SUCH USE, SHALL NOT CONSTITUTE A LIABILITY TO APPLICANT OR ANY OTHER PERSONS. THE APPLICANT USES SUBJECT TO N.R.S. 40.140, N.R.S. 502.460, AND EUREKA COUNTY CODE 81.030(S).

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE PARCEL MAP # RECORD OF SURVEY OF PARCEL "A" OF THE LARGE DIVISION MAP OF THE E 1/2 SECTION 17, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER ON OCTOBER 8, 1989, AS FILE NO. 18224.

PARCEL MAP
ALBERT L. & JOY D. SNOWDEN,
HUSBAND AND WIFE, AS JOINT TENANTS
WITH FULL RIGHT OF SURVIVORSHIP
A DIVISION OF LOT 4 OF THE PARCEL MAP, FILE NO. 18224
LOCATED IN THE EAST HALF OF SECTION 17, T 20 N, R 83 E
EUREKA COUNTY NEVADA
VOLUME 1370, RECORD OF SURVEY # 18224 - 3.03 AC - 08-2020

SHEET 1
OF 1

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) Water Rights Only
- 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

\$ 2,160.00

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

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ Exempt

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 2

b. Explain Reason for Exemption: Public Entity

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 Public Works Director

Signature _____ Capacity _____

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

Print Name: Albert and Joy Snowden
Address: 321 El Paso / P.O. Box 316
City: Eureka
State: NV Zip: 89316

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

Print Name: Eureka County
Address: 10 S. Main Street
City: Eureka
State: NV Zip: 89316

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