

APN: 007-396-01

RETURN RECORDED DEED TO:

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

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

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

2020-240828
07/21/2020 02:03 PM
Pgs=5

EUREKA COUNTY



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LISA HOEHNE, CLERK RECORDER E02

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

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said GRANTEE and to its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed this conveyance the day and year first above written.

Albert Snowden
Jay Snowden

STATE OF NEVADA)
: ss.
COUNTY OF EUREKA)

On July 17, 2020, personally appeared before me, a notary public, Al + Jay Snowden, personally known (or proved) to me to be the person whose name is subscribed to the foregoing WATER RIGHTS QUITCLAIM DEED, who acknowledged to me that he/she executed the foregoing document.

Joyce Jeppesen
NOTARY PUBLIC

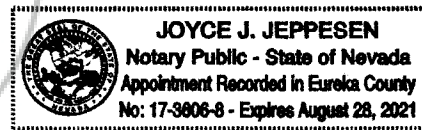
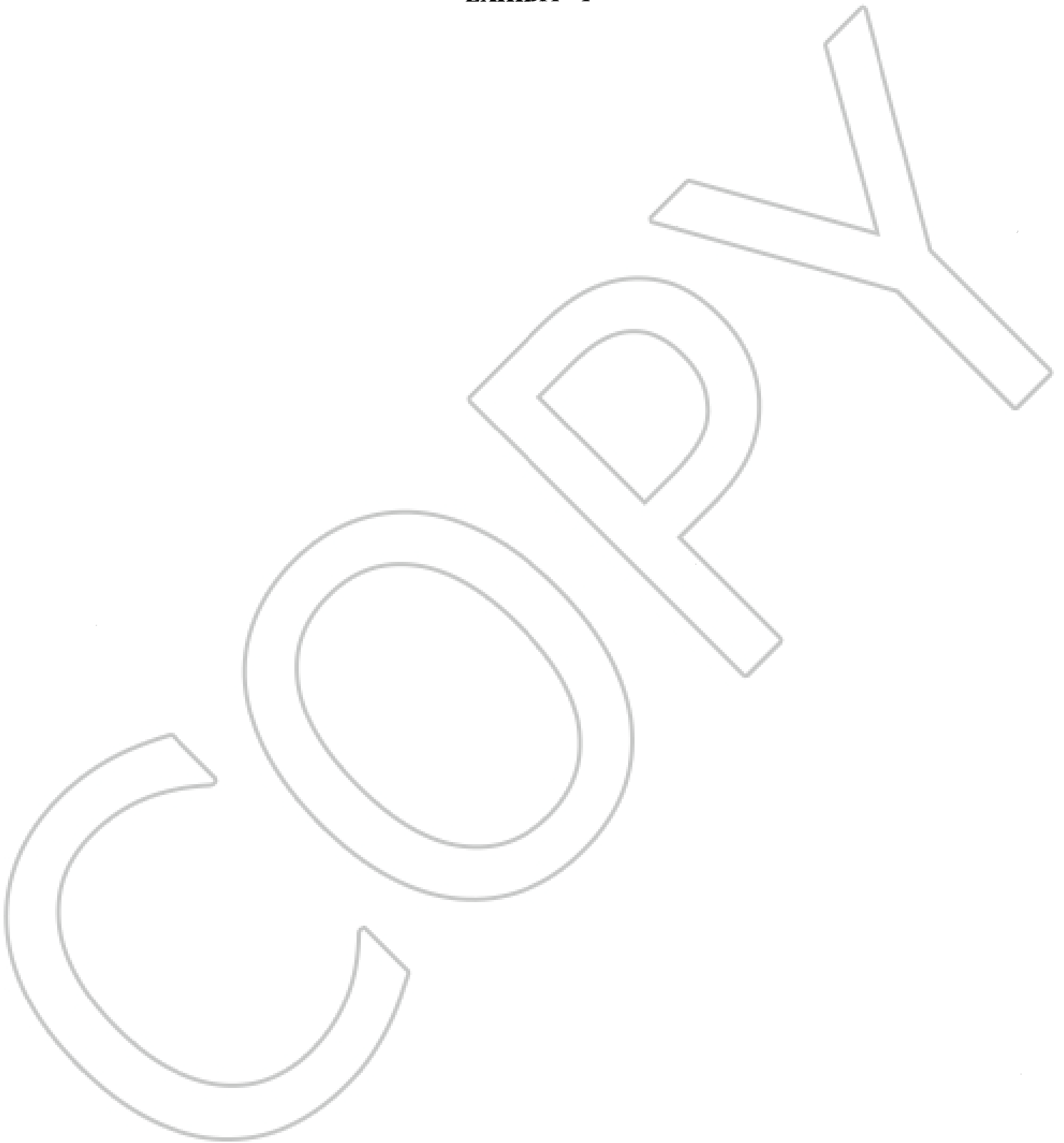


EXHIBIT “1”



OWNER'S CERTIFICATES

BEING FIRST DAY 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 SHOWN 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 OCCUPIED SAID ABOVE ENTIRETY, I HEREBY WITNESS. 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 LIES WITHIN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 33 EAST, 104th 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 POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

RYAN G. COOK

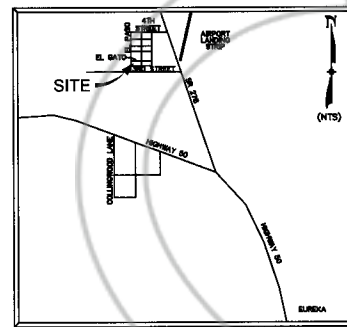


PLS 151224

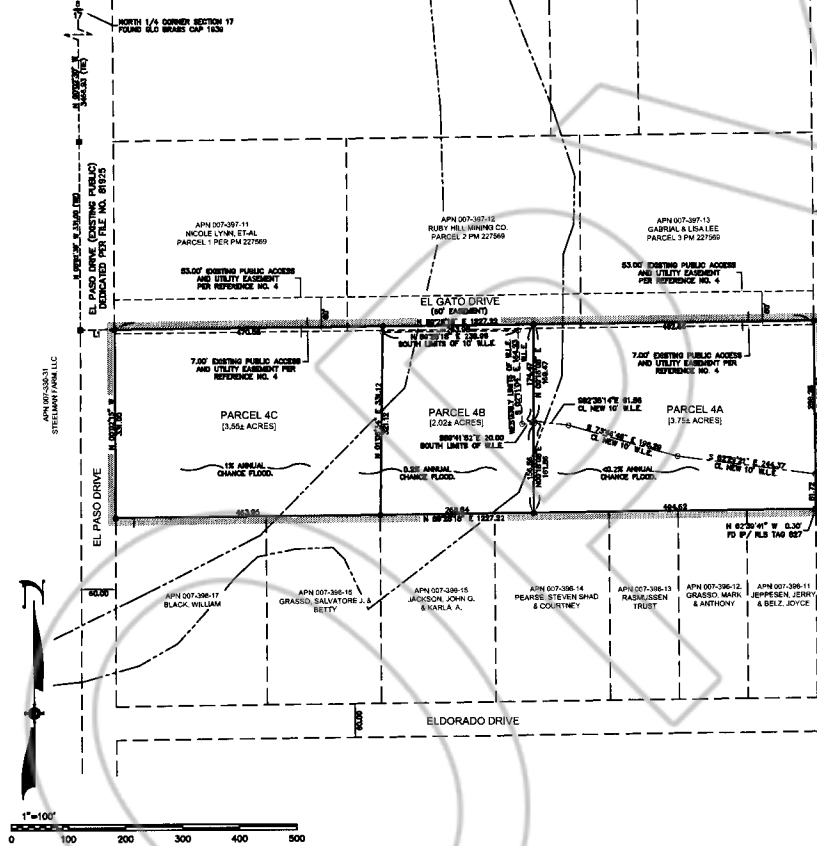
EUREKA COUNTY PLANNING COMMISSION APPROVAL

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 BEET & WIFE, ADJACENT TO ALL PARCELS, UNLESS NOTED OTHERWISE.
- 2) PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLATION AND MAINTENANCE OF UTILITY SERVICE FACILITIES TO EACH LOT AND TO BEET & WIFE, ADJACENT TO ALL PARCELS, UNLESS NOTED OTHERWISE.
- 3) THE SURVEYOR'S NAME WILL NOT BE SPREAD DURING CONSTRUCTION OR IMPROVEMENT OF LOTS.
- 4) THIS MAP IS A DIVISION OF LOT 4 OF PARCEL "A" AS SHOWN ON THE PARCEL MAP RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER ON OCTOBER 16, 1981, AS FILE NO. 150046.
- 5) THE TOTAL BARRIERS AREA IS 0.35 ACRES.
- 6) ON OCTOBER 6, 2010, RYAN COOK, SURVEYOR, SET UNDER THE DIRECTION OF RANDAL BRIDGES, FILED THIS MAP, COMPLETED, AND ON DECEMBER 25, 2011, RANDAL BRIDGES, FARMED, SET THIS MAP, COMPLETED, AND ON DECEMBER 25, 2011, RANDAL BRIDGES, FARMED, SET THIS MAP, COMPLETED, AND ON DECEMBER 25, 2011, RANDAL BRIDGES, FARMED, SET THIS MAP, COMPLETED.

DATE	BY	REASON	REMARKS
11/11/2020	RYAN G. COOK	FILED	FILED

LEGEND

- FOUND 0.4" REBAR AND CHS, FILE 7500 (SEE NOTE #6)
- FOUND 0.4" REBAR AND CHS, FILE 3144, UNLESS NOTED OTHERWISE
- FOUND QUARTER CORNER AS NOTED
- COMPUTED/ADJUSTED POINTS, NOTHING FOUND ON SET
- APN: AMHERST'S PARCEL NUMBER
- PM: PARCEL MAP
- RCS: RECORD OF SURVEY MAP
- CL: CENTERLINE
- 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 1/4 SECTION 17, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER ON NOVEMBER 14, 1981, AS FILE NO. 150046.
- 2) THE PARCEL MAP & RECORD OF SURVEY OF PARCEL "A" OF THE LARGE DIVISION MAP OF THE E 1/4 SECTION 17, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER ON OCTOBER 6, 1981, AS FILE NO. 150046.
- 3) THE LARGE DIVISION MAP OF THE E 1/4 SECTION 17, T 20 N, R 83 E, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER ON SEPTEMBER 16, 1981, AS FILE NO. 150046.
- 4) THE DEED OF CONVEYANCE OF EASEMENT THAT RECORDED THE 40' ACCESS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AS EL GATO DRIVE, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER AS FILE NO. 150775, ON APRIL 28, 1987.
- 5) THE PARCEL MAP OF LOT 3 PARCEL "C" OF THE LARGE DIVISION MAP OF THE E 1/4 SECTION 17, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER ON NOVEMBER 14, 1981, AS FILE NO. 150046.
- 6) PARCEL MAP NO. 150775, 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 6.150 REGARDING WATER RIGHTS DEDICATION.

APPLICANT: _____

BY: _____ DATE

TITLE

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT APPLICANT'S 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.

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) DESCRIBED, 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 LAWFUL BUILDING SET.

FURTHER REPARCELING OF ANY PARCEL CREATED BY THIS MAP MAY BE SUBJECT TO THE PROVISIONS OF ALICE 27A-4002 AND EUREKA COUNTY CODE TITLE 8, PERMITTING IMPROVEMENT OF REASONABLE IMPROVEMENT STANDARDS, BUT NOT MORE THAN WOULD BE REQUIRED OF THE SUBSEQUENT PARCEL, WITH A SUBSEQUENT ALL REQUIREMENTS OF GOVERNMENTAL AGENCIES WITH PERMIT AUTHORITY MUST BE MET.

EUREKA COUNTY EXPRESSLY DISCLAIMS THE PRIOR LINE OF ADJACENT HEAVILY LAND FOR RANCHES, FARMING, AGRICULTURE, MINING, INDUSTRIAL OR COMMERCIAL PURPOSES, AND THE EXPANSION OR ADJUSTMENT OF SUCH USE. SHALL NOT CONSTITUTE A WARRANTY TO ANY EXTENT, INCLUDING SUBSEQUENT TO THE RECD. OF THIS PARCEL MAP TO N.E.S. 40140, N.E.S. 50240, AND EUREKA COUNTY CODE 6.15002.

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 1/4 SECTION 17, RECORDED IN THE OFFICE OF THE EUREKA COUNTY RECORDER ON OCTOBER 6, 1981, AS FILE NO. 150046.

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. 150046
LOCATED IN THE EAST HALF OF SECTION 17, T 20 N, R 83 E

EUREKA COUNTY NEVADA

VERIFIED BY: RYAN G. COOK, SURVEYOR, LICENSE NO. 151224

SHEET 1 OF 1

SUMMIT ENGINEERING

WE HAVE MADE A CAREFUL REVIEW OF THIS MAP AND HAVE FOUND IT TO BE CORRECT AND ACCURATE.

DATE: 11/11/2020

BY: RYAN G. COOK

TITLE: PARCEL MAP

**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'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

\$ 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