

APN: Water Rights Only

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

2020-242030
10/06/2020 11:39 AM
Pgs=6

RETURN RECORDED DEED TO:

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



00009298202002420300060067
LISA HOEHNE, CLERK RECORDER

MAIL TAX STATEMENTS TO:

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 29th day of September, 2020, by and between Jerry and Cheri Sestanovich, hereinafter referred to as "GRANTOR", and Eureka County, a political subdivision of the State of Nevada, hereinafter referred to as "GRANTEE",

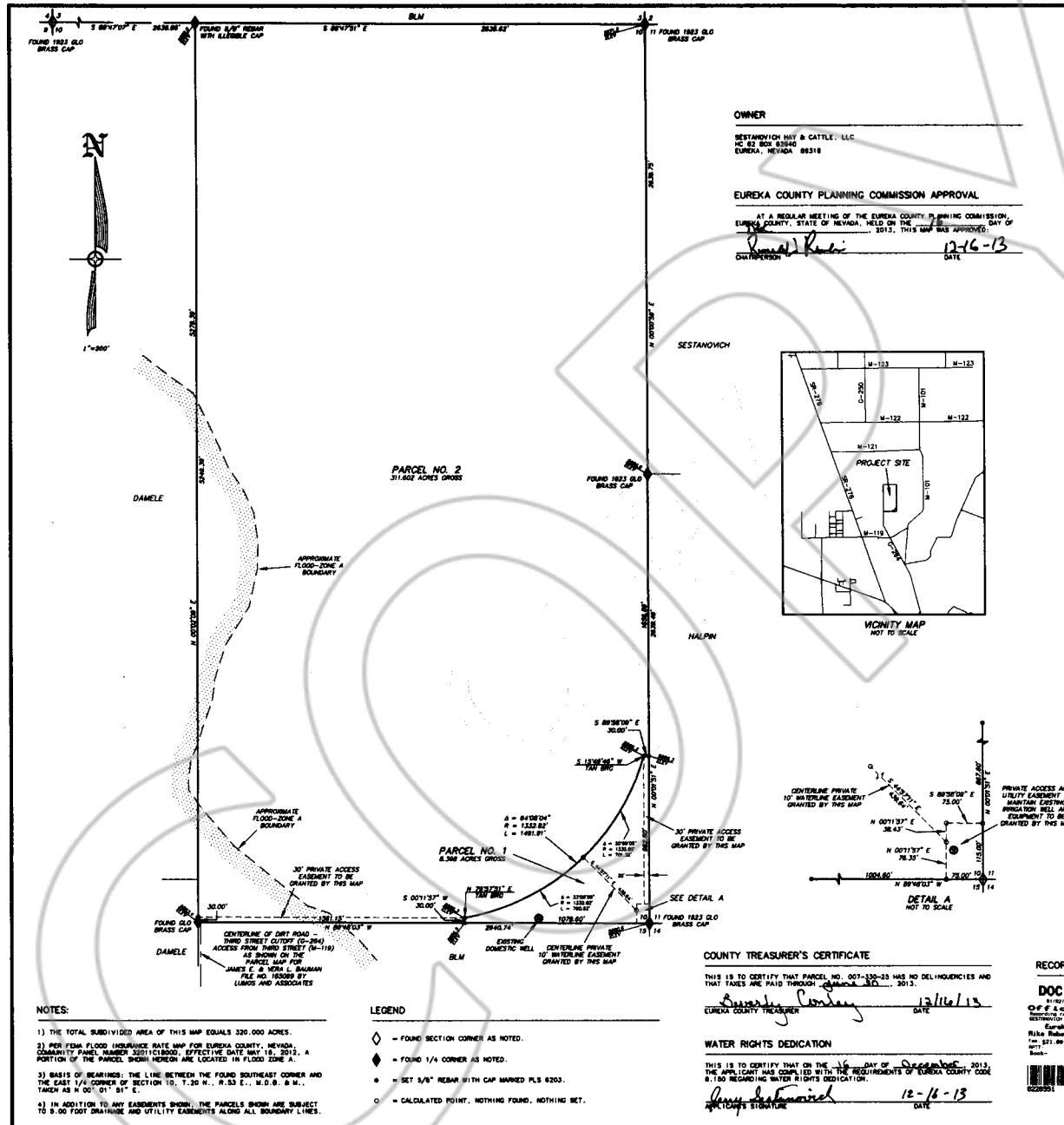
WITNESSETH:

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 2.0 acre feet annually of those certain water rights known as Nevada State Engineer's Permit No. 19324 / Certificate No. 6549, at a diversion rate of .008544, with a permitted place of use at SE1/4 OF THE SE1/4 OF SECTION 2, T20N, R33E, M.D.B. & M. The 2.0 acre feet annually transferred herein are appurtenant to the real property currently identified as Assessor's Parcel Number 007-330-35 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) 1-A-4B of Parcel Map recorded on September 29, 2020, as Document No. ~~242029~~ 24202955 in the Eureka County Recorder's Office.

EXHIBIT “1”

COPY



OWNER'S CERTIFICATE

BEING FIRST DULY SHOWN, THE UNDERSIGNED, ARNON AND ETHEL M. BUFFINGTON, AS TRUSTEES OF THE BUFFINGTON FAMILY LIVING TRUST, AFFIRM AND SAYS THAT THEY ARE THE OWNERS OF THE LAND TO BE SHOWN BY THIS MAP, AND BY THEIR CONSENT TO THIS LAND GIVISON, WE HEREBY GRANT THE EASEMENTS SHOWN AND NOTED HEREON.

Arnon Buffington 6/5/20
BY: ARNON BUFFINGTON DATE

Ethel M. Buffington 6-10-2020
BY: ETHEL M. BUFFINGTON DATE

STATE OF NEVADA }
COUNTY OF SPURKE }

SUBMITTED AND SHOWN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, THIS 15 DAY OF June, 2020, ARNON AND ETHEL M. BUFFINGTON, AS TRUSTEES OF THE BUFFINGTON FAMILY LIVING TRUST, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THAT ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL, THE DATE AND YEAR FIRST WRITTEN ABOVE.

Travis W. Smith
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

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

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ARNON & ETHEL M. BUFFINGTON.
- THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.M. AND THE SURVEY WAS COMPLETED ON MAY 28, 2020.
- THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 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 15224



6-10-2020

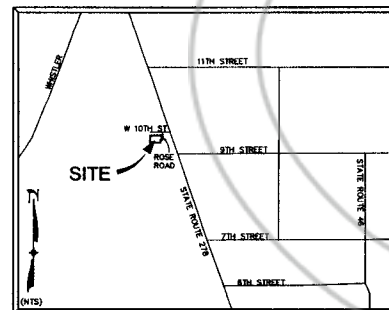
EUREKA COUNTY PLANNING COMMISSION APPROVAL

AT A REGULAR MEETING OF THE EUREKA COUNTY PLANNING COMMISSION, EUREKA COUNTY, STATE OF NEVADA, HELD ON THE 10th DAY OF June, 2020, THIS MAP WAS APPROVED.

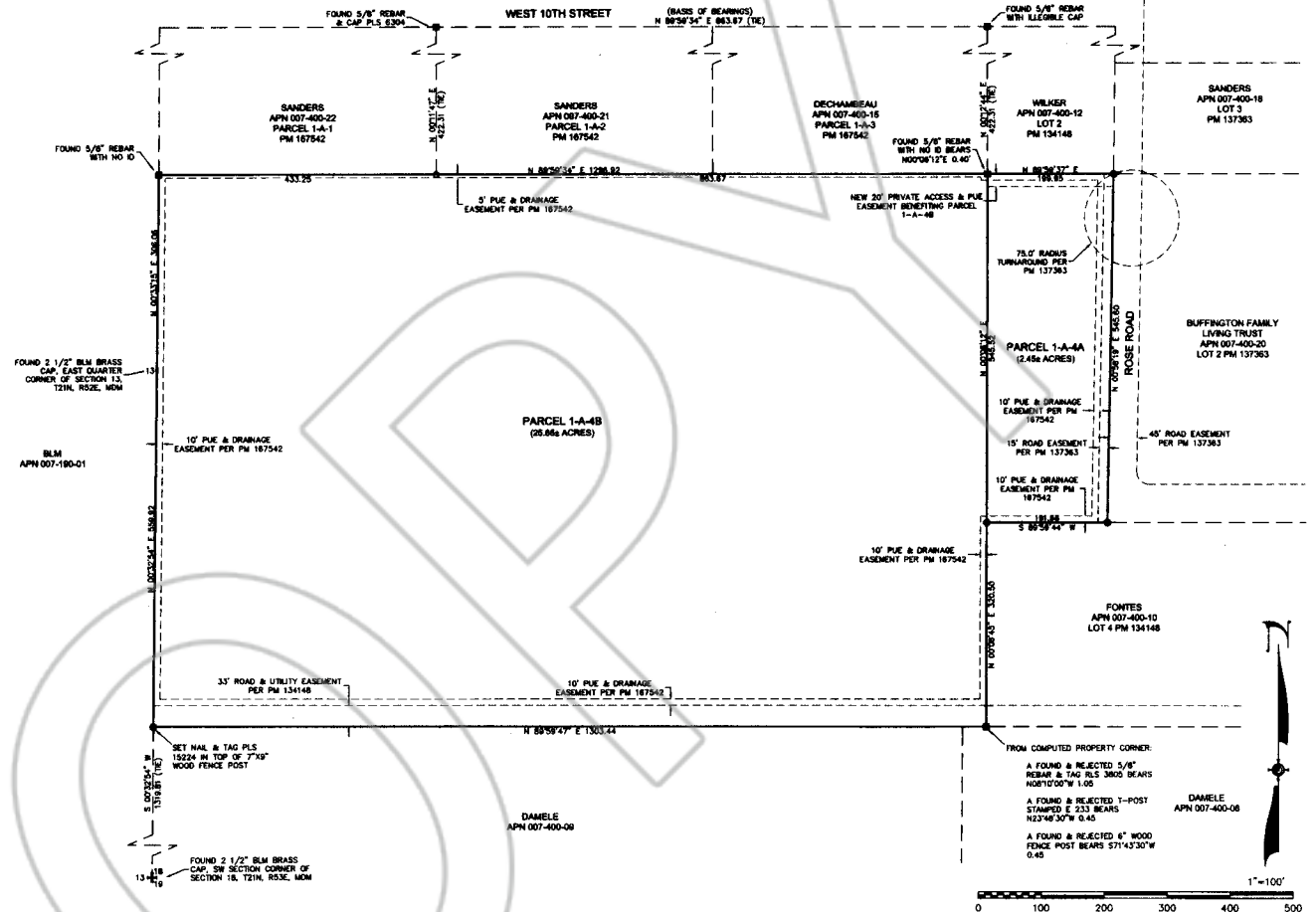
Paul J. Kelly 6-10-2020
CHAIRPERSON DATE

REFERENCES

- PARCEL MAP NO. 134148, RECORDED ON OCTOBER 15, 1990, IN THE OFFICIAL RECORDS OF EUREKA COUNTY, NV.
- PARCEL MAP NO. 137363, RECORDED ON JULY 31, 1991, IN THE OFFICIAL RECORDS OF EUREKA COUNTY, NV.
- PARCEL MAP NO. 187542, RECORDED ON JULY 23, 1997, IN THE OFFICIAL RECORDS OF EUREKA COUNTY, NV.
- STEWART TITLE PRELIMINARY REPORT, ORDER NO. 744188, DATED MAY 8, 2020.
- OUTLAIN DEEDS NO. 2020-240489 & 2020-240470, RECORDED ON MAY 14, 2020, IN THE OFFICIAL RECORDS OF EUREKA COUNTY, NV.



VICINITY MAP
(NOT TO SCALE)



- ### LEGEND
- FOUND MONUMENT AS NOTED
 - SET 5/8\"/>

WATER RIGHTS DEDICATION

THIS IS TO CERTIFY THAT ON THE 10th DAY OF June, 2020 THE APPLICANT HAS COMPLIED WITH THE REQUIREMENTS OF EUREKA COUNTY CODE 8.150 REGARDING WATER RIGHTS DEDICATION.

APPLICANT: *Arnon and Ethel Buffington*

Paul J. Kelly 6-10-2020
BY: TITLE/REGISTRATION Director: *Arnon*

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ASSESSOR'S PARCEL NO. 007-400-20 HAS NO DELINQUENCIES AND THAT TAXES ARE PAID THROUGH June 30, 2020.

Penicill Johnson 10/6/2020
EUREKA COUNTY TREASURER

COUNTY COMMISSIONERS APPROVAL

AT A REGULAR MEETING OF THE EUREKA COUNTY COMMISSIONERS HELD ON THE 10th DAY OF June, 2020, THIS MAP, CONSISTING OF ONE SHEET WAS PRESENTED AS A PROPOSED PARCEL MAP LOCATED IN EUREKA COUNTY.

Arnon Buffington 6-10-2020
CHAIRMAN, EUREKA COUNTY COMMISSIONERS 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 SHOW RECORD.

ACCEPTANCE OF THIS PARCEL MAP BY EUREKA COUNTY DOES NOT CONSTITUTE A GUARANTEE THAT EACH OR ANY LOT SHOWN HEREON CONTAINS A LAWFUL BUILDING SITE. FURTHER REPARCING OF ANY PARCEL CREATED BY THIS MAP MAY BE SUBJECT TO THE PROVISIONS OF N.R.S. 278.442(2) AND EUREKA COUNTY CODE, TITLE 8, PERMITTING IMPOSITION OF REASONABLE IMPROVEMENT STANDARDS, BUT NOT MORE THAN WOULD BE REQUIRED IF THE SUBSEQUENT PARCEL WERE A SUBDIVISION. ALL REQUIREMENTS OF GOVERNMENTAL AGENCIES WITH PERMIT AUTHORITY MUST BE MET. EUREKA COUNTY EXPRESSLY DECLINES THE PRIOR USE OF ADJACENT HEAVY LAND FOR RANCHING, FARMING, AGRICULTURE, MINING, INDUSTRIAL, OR COMMERCIAL PURPOSES, AND THE EXPANSION OR MODIFICATION OF SUCH USE, SHALL NOT CONSTITUTE A VIOLATION TO AFTER-ESTABLISHED SUBSEQUENT IN TIME RESIDENTIAL USES PURSUANT TO N.R.S. 40.140, N.R.S. 302.450, AND EUREKA COUNTY CODE 8.150.070.

NOTES:

- PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH ADJACENT TO ALL PARCEL LINES AND CENTERED 10 FEET, FIVE FEET ON EACH SIDE, ON THE INTERIOR LOT LINE.
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO EACH LOT AND THE RIGHT TO EXIT EACH LOT TO SERVE ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- THE NATURAL DRAINAGE WILL NOT BE IMPERED DURING CONSTRUCTION OR IMPROVEMENT OF LOTS.
- THE TOTAL SUBDIVIDED AREA IS 28.304 ACRES.
- THE SUBJECT PARCELS ARE LOCATED IN AN UNSHADED FEMA ZONE X PER PARCEL 32011016000 WITH AN EFFECTIVE DATE OF 5/16/2012.
- BASIS OF BEARINGS: IDENTICAL TO PARCEL MAP NO. 187542, BEING THE NORTH LINE OF PARCEL 1-A PER PARCEL MAP FILE NO. 137363, SAID BEARING = N 89°59'34\"/>

RECORDER'S CERTIFICATE

EUREKA COUNTY, NV
2020-240229
10/06/2020 11:23 AM
EUREKA COUNTY
LISA HERRIN, CLERK RECORDER

PARCEL MAP
FOR
THE BUFFINGTON FAMILY LIVING TRUST
A DIVISION OF PARCEL 1-A-4 OF PARCEL MAP 187542, LOCATED IN THE SW 1/4 OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 53 EAST, MDM EUREKA COUNTY NEVADA
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'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

\$ 1,080.00

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: Jerry and Cheri Sestanovich

Address: HC 62 Box 62199

City: Eureka

State: NV Zip: 89316

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

Print Name: Eureka County

Address: 10 S. Main

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