

EUREKA COUNTY, NV

2023-251100

RPTT:\$0.00 Rec:\$37.00

\$37.00 Pgs=4

09/22/2023 09:04 AM

STEWART TITLE COMPANY - NV

KATHERINE J. BOWLING, CLERK RECORDER E03

RPTT: Exempt
APN: 008-040-01

Return To: Richard James Kniefel and
Anne Barbara Kniefel

Address: PO BOX 523
Eureka CA 89310

WATER RIGHTS DEED

(Title of Document)

This document is being
recorded as an
accommodation only.

RPTT: exempt

When recorded mail to:
Richard James and Anne Barbara Kniefel
P.O. Box 523
Eureka, NV 89310

WATER RIGHTS DEED

THIS INDENTURE is made the 15th day of September, 2023, by and between Nevada Vanadium, LLC, a Nevada Limited Liability Company, hereinafter called Grantor, and **Richard James Kniefel and Anne Barbara Kniefel, husband and wife as community property**, hereinafter called Grantee.

WITNESSETH

THIS INDENTURE WITNESSETH that said Grantor, in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Grantee and to its successors and assigns forever all its right, title, and interest to the water and water rights situate in the County of Eureka, State of Nevada, filed in the Division of Water Resources, Nevada State Engineer's office, 901 South Stewart Street - Second Floor, Carson City, Nevada 89701, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

REFER TO EXHIBIT "A"

TO HAVE AND TO HOLD said water and water rights, ditch and ditch rights, together with the tenements, hereditament and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof unto the Grantee, its successors and assigns, forever.

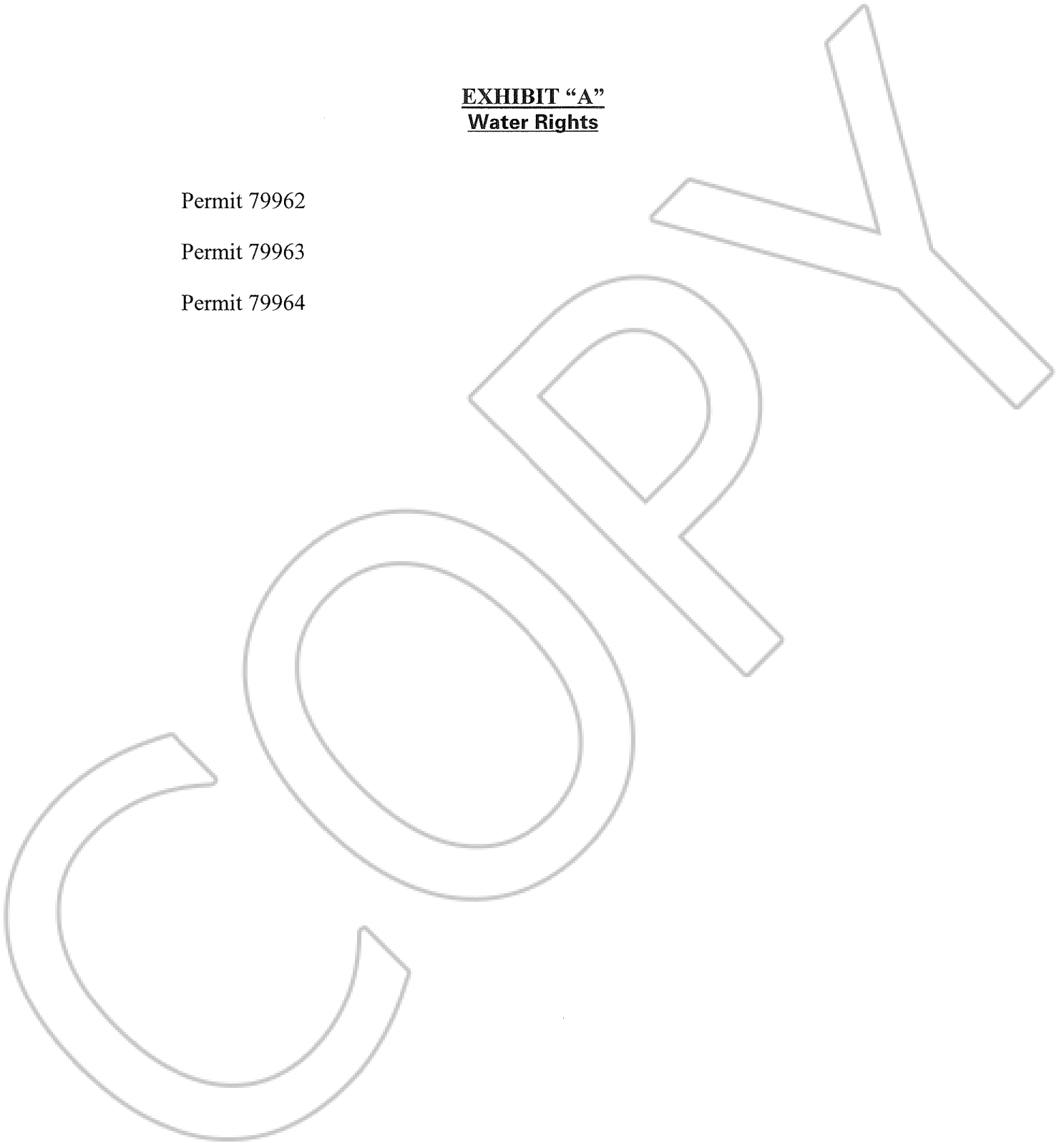
IN WITNESS WHEREOF, Grantor has executed this instrument on the day and year first above written.

EXHIBIT "A"
Water Rights

Permit 79962

Permit 79963

Permit 79964



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
 - a) 008-040-01
 - 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 Deed

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a. Total Value/Sales Price of Property \$ 400,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$ 400,000.00
- d. Real Property Transfer Tax Due \$ Exempt

- 4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption per NRS 375.090, Section 3
 - b. Explain Reason for Exemption: RPTT paid under Document No. 2023-251095 as its value is included in the real property sales price

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 _____ Escrow Agent _____
Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Nevada Vanadium LLC, a Nevada limited liability company
Address: PO Box 451
City: Eureka
State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Richard Kniefel and Anne Kniefel
Address: PO Box 523
City: Eureka
State: NV Zip: 89310

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Nevada Vanadium LLC, a Nevada limited liability company
Address: 5390 Kietzke Ln., Suite 101 PO BOX 451
City: Eureka State: NV Zip: 89316