

APN: N/A - Water Rights

EUREKA COUNTY, NV
LAND-WRD
Rec:\$37.00
Total:\$37.00
ESTES GROUP LLC

2024-252052
05/21/2024 01:18 PM
Pgs=4

**Address For Tax Statements &
Return Recorded Copy To:**

Estes Group LLC
HC 62 Box 62195
Eureka, Nevada 89316



WATER DEED

FOR CONSIDERATION RECEIVED, **DELMAR LYNN ROPP**, a single man as his sole and separate property, and **TRENNIS LOYAL ROPP**, a single man as his sole and separate property, as joint tenants with right of survivorship, as Grantors, do hereby grant, bargain, sell and convey to **ESTES GROUP LLC**, a Nevada Limited Liability Company, as Grantee, and to the successors and assigns of the Grantee, forever, all right, title and interest in and to, including the right to use, and any and all other rights associated with or in any way related, all that certain water located or flowing in, on or under lands located in the County of Eureka, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER WITH any and all improvements of any name or nature situate thereon or related thereto which include, but are not limited to, all pipelines, panels, motors, tanks, windmills, pumps, pumping stations, rights of way, easements and all other means for the diversion or use of said water or any part thereof. .

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

SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

EXHIBIT "A"

"Water Rights"

All right, title and interest in and to, including the right to use, and any and all other rights associated with or in any way related, all that certain water located in or flowing in, on or under lands located in the County of Eureka, State of Nevada, more particularly described as follows:

<u>Permit No.</u>	<u>Certificate No.</u>	<u>Duty-AFA</u>	<u>Acres</u>
19218	6713	348.56	87.141
20376	6798	10.352	2.59
21561	6958	132.56	33.141
23711	6794	893.76	223.44
23738	6529	893.76	223.44
23739	6723	893.76	223.44
41883	10476	156.8	39.2
41884	10477	156.8	39.2

TOGETHER WITH all pipelines, panels, motors, tanks, windmills, pumps, pumping stations, rights of way, easements and all other means for the diversion or use of said water or any part thereof.

TO HAVE AND TO HOLD the property, with the appurtenances to the Grantee and to its, successors and assigns, forever.

SIGNED this 21 day of May, 2024.

GRANTORS:



DELMAR LYNN ROPP



TRENNIS LOYAL ROPP

STATE OF NEVADA
COUNTY OF ~~Washoe~~ Eureka

On this 21st day of May, 2024, before me, a notary public, personally appeared **DELMAR LYNN ROPP**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.



NOTARY PUBLIC



STATE OF NEVADA
COUNTY OF Eureka

On this 21st day of May, 2024, before me, a notary public, personally appeared **TRENNIS LOYAL ROPP**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.



NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) Water rights
 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 \$ 500,000
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____

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 Covenantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Delmar Rop
 Address: PO Box 23
 City: Eureka, NV
 State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Estes Group LLC
 Address: 150 Hwy 278
 City: Eureka
 State: NV Zip: 89316

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____