

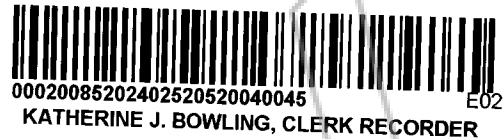
**APN: N/A - Water Rights**

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 ~~Clark~~ Eureka

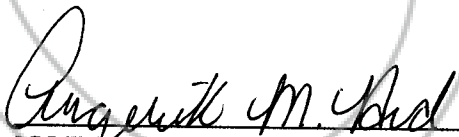
On this 21<sup>st</sup> day of May, 2024, before me, a notary public, personally appeared **DELMAR LYNN ROPP**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

  
\_\_\_\_\_  
**NOTARY PUBLIC**



STATE OF NEVADA  
COUNTY OF Eureka

On this 21<sup>st</sup> 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**

Deed in Lieu of Foreclosure Only (value of property) \$ 500,000

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 Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Delmar Rop  
Address: PO Box 23  
City: Elko NV  
State: NV Zip: 89316

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

Print Name: Estes Group LLC  
Address: 150 Hwy 278  
City: Elko NV  
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