

City of Carson City
Agenda Report

Date Submitted: April 12, 2011

Agenda Date Requested: April 21, 2011
Time Requested: Consent

To: Mayor and Supervisors

From: Parks and Recreation Department - Open Space Division

Subject Title: Action to authorize the Mayor to execute deeds of correction necessary for the implementation of transfers of lands with the U.S. Forest Service as authorized by the Omnibus Public Land Management Act of 2009. (Juan F. Guzman)

Staff Summary: As recommended by Northern Nevada Title and our District Attorney's Office, the execution of these deeds of correction are needed to clear title of Carson City lands.

Type of Action Requested: (check one)

- Resolution Ordinance
 Formal Action/Motion Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to authorize the Mayor to execute deeds of correction necessary for the implementation of transfers of lands with the U.S. Forest Service as authorized by the Omnibus Public Land Management Act of 2009.

Explanation for Recommended Board Action: This step will precede the offer to the U.S. Forest Service from Carson City to transfer lands as approved by Congress and the Board of Supervisors and illustrated in the attached map. The reason for this action is that Carson City holds title under different names such as Carson City Water Company. These deeds of correction will uniformly establish Carson City as the owner of the land.

Applicable Statue, Code, Policy, Rule or Regulation: Omnibus Public Lands Management Act of 2009.

Fiscal Impact: Minimal staff time.

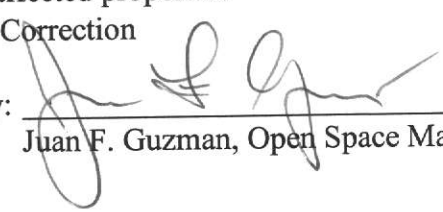
Explanation of Impact: Northern Nevada Title Company graciously conducted this work at no cost to Carson City.

Funding Source: Open Space fund

Alternatives: Not to authorize

Supporting Material:

- Maps of affected properties
- Deeds of Correction

Prepared By: 
Juan F. Guzman, Open Space Manager

Date: 4/12/11

Reviewed By: *R. Moellendorf* Date: 4/12/11
Roger Moellendorf, Parks & Recreation Director

[Signature] Date: 4/12/11
Lawrence A. Werner, City Manager

[Signature] Date: 4/12/11
District Attorney's Office

[Signature] Date: 4/12/11
Finance Department

Board Action Taken:

Motion: _____ 1: _____ Aye/Nay
2: _____

(Vote Recorded By)

A.P.N.S. 7-091-25, 7-061-11, 7-061-09, 7-061-11
7-061-25, 4-233-01, 7-101-10, 4-021-09, 1-132-06
7-061-03, 7-031-15, 7-031-06, 4-233-01
7-101-10

RECORDING REQUESTED BY:

Northern Nevada Title Company
307 W. Winnie Lane, Suite #1
Carson City, Nevada 89703
MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO:

CARSON CITY PUBLIC WORKS

3505 BUTTI WAY
CARSON CITY, NV 89701

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s):

Documentary transfer tax is **Exempt #2**

**CORRECTION
GRANT, BARGAIN, SALE DEED**

That **CARSON WATER COMPANY, CARSON CITY A POLITICAL SUBDIVISION OF THE STATE OF NEVADA, CARSON CITY A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA AND CARSON CITY** in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **CARSON CITY, BY AND THROUGH THE DEPARTMENT OF PUBLIC WORKS** all that real property in the County of **Carson City**, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A", EXHIBIT "B" AND EXHIBIT "C" ATTACHED HERETO AND MADE A PART HEREOF

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This Correction Grant, Bargain, Sale Deed is being recorded to correct the vesting and convey all property as set forth in Bargain and Sale Deed recorded January 6, 1972 in Book 118, Page 340 as Document No. 99480 and Bargain and Sale Deed recorded February 4, 1972 in Book 119, Page 403 as Document No. 595, Dedication recorded July 7, 1981 in Book 303, Page 379 as Document No. 5335, Deed recorded September 15, 1936 in Book 43 of Deeds, Page 53 as Document No. 1376, Deed recorded July 3, 1944 in Book 49 of Deeds, Page 582 as Document No. 549, Official Records of Carson City, State of Nevada to: CARSON CITY, BY AND THROUGH THE DEPARTMENT OF PUBLIC WORKS.

Dated: October 4, 2010

CARSON CITY WATER COMPANY
CARSON CITY

BY: ROBERT L. CROWELL, MAYOR

STATE OF NEVADA)

COUNTY OF CARSON CITY)

On _____ personally appeared before me, a Notary Public

ROBERT L. CROWELL

who acknowledged that he executed the above instrument.

Signature _____
(Notary Public)



Naomi C
Johnson/R4/USDAFS
05/12/2010 11:52 AM

To "Tammy May" <TammyM@nntc1.com>
cc Naomi C Johnson/R4/USDAFS@FSNOTES
bcc
Subject Re: Carson City / USFS

Tammy, here are the APNs for the parcels that are to be conveyed to Carson City from the Forest Service :

007-091-03
007-091-11
007-091-16
007-091-22
007-091-78
007-091-79

009-014-06

007-061-07 - portion of this APN to include E 1/2SW1/4, sec 14 only
007-061-18

009-291-01

009-301-01 - portion of this APN excluding the S 1/2SE 1/4SW 1/4NE 1/4, NE 1/4SE 1/4NE 1/4SW 1/4, S 1/2SE 1/4NE 1/4SW 1/4, NE 1/4NW 1/4SE 1/4, NE 1/4NW 1/4NW 1/4SE 1/4, S 1/2NW 1/4NW 1/4SE 1/4, and the S 1/2NW 1/4SE 1/4, Section 31, T. 15 N., R. 20 E.; totaling 50 acres. (This is the part of that APN that was transferred to the BLM)

Just in case you need them, these are the APNs being transferred from Carson City to the Forest Service :

007-031-06*
007-031-15*

007-091-25
007-091-54**

007-061-03*

* These are the parcels that do not have clear title and are still held by the Carson Water Authority .

** This parcel was conveyed to Carson City from Eagle Valley Construction on July 2, 1981 and includes a deed restriction requiring the property be dedicated as open space for the expansion of the Carson City's watershed control and will remain open for the general use and enjoyment of the public in its natural state with no logging or dumping permitted. This restriction may not meet DOJ's title standards and it may take some work to clean this exception up as well. Carson City will likely have to go back to the entity they purchased it from and get a deed of correction that does not include that restriction .

Please let me know if you need anything else or you have any questions . Naomi

Naomi C. Johnson
CA/NV/UT Land Adjustment Team Leader
Internet Email Address: ncjohnson@fs.fed.us
Lotus Email Address: Naomi Johnson/R4/USDAFS
Phone: 775/352-1250
Fax: 775/355-5399

"I promise to keep on living as though I expected to live forever. Nobody grows old by merely living a number of years. People grow old only by deserting their ideals. Years may wrinkle the skin, but to give up interest wrinkles the soul." Douglas MacArthur

"Tammy May" <TammyM@nntc1.com>



"Tammy May"
<TammyM@nntc1.com>
04/19/2010 05:22 PM

To <ncjohnson@fs.fed.us>
cc

Subject Carson City / USFS

Naomi,

We met with Juan last week on Thursday regarding preparing a correction deed for the Carson City properties and in the course of conversation I was asked to confirm with you the parcels to be conveyed.

The parcels that Juan asked me to prepare reports on are as follows:

7-091-03
7-091-07
7-091-11
7-091-16
7-091-18
7-091-22
7-091-78
7-091-79

Please let me know if these are all the parcels to be conveyed or if there are any others. Thank you!

Tammy L. May
Title Officer
Northern Nevada Title Company
307 W. Winnie Lane, #5
Carson City, Nevada 89703
(775) 883-7513

tammym@nntc1.com

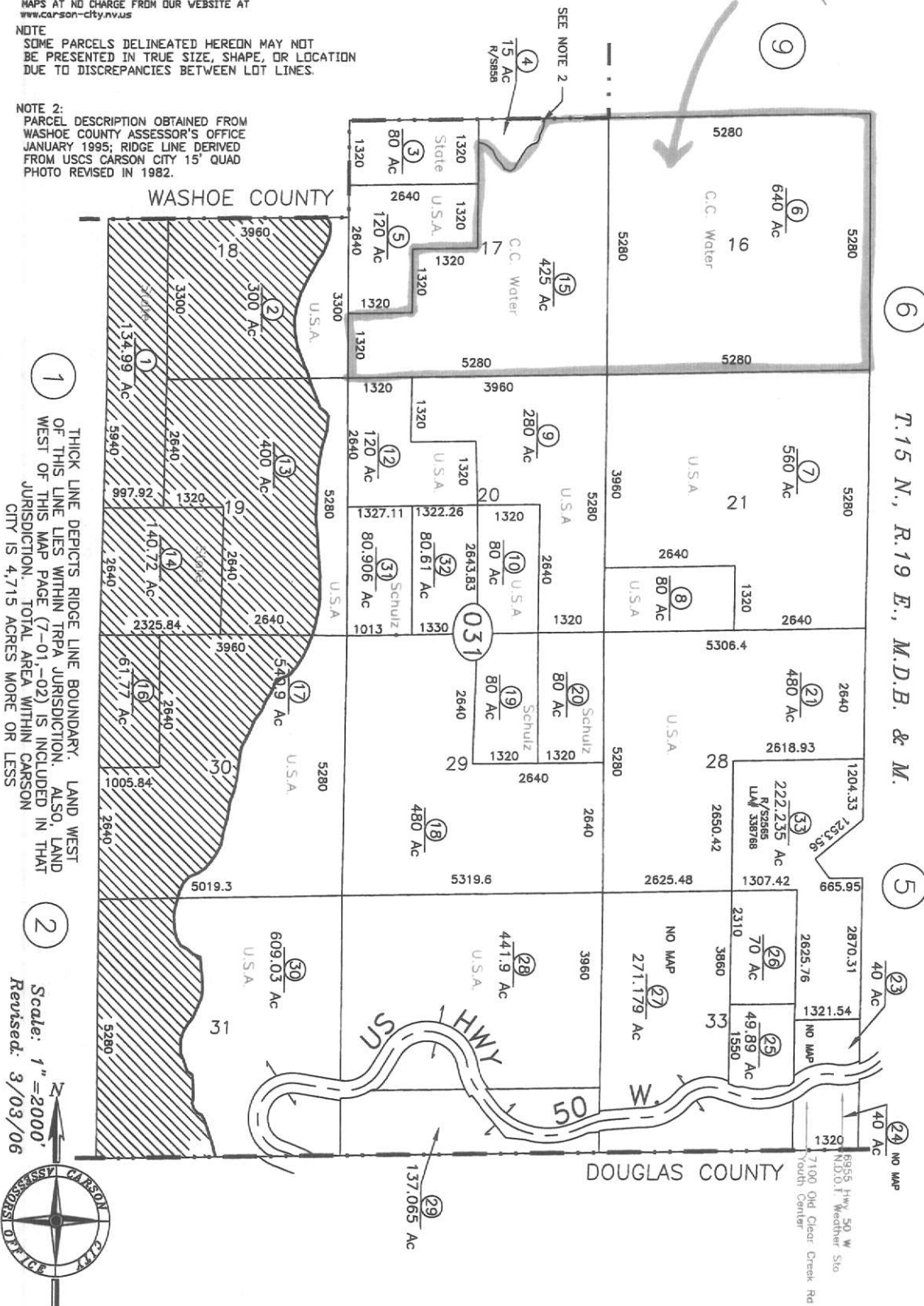
Corrected the disclaimer

CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT www.carson-city.nv.us

NOTE
SOME PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.

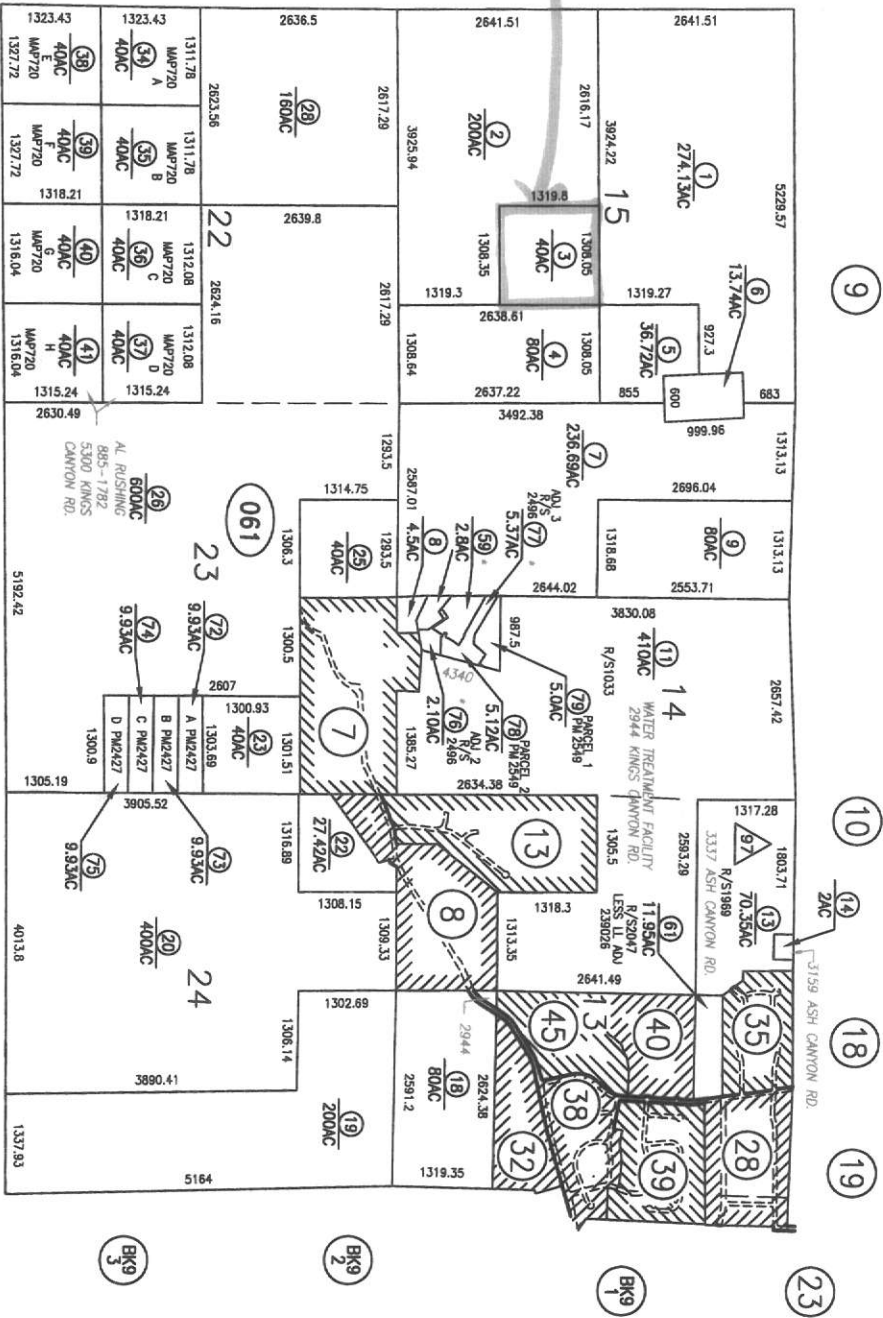
NOTE 2:
PARCEL DESCRIPTION OBTAINED FROM WASHOE COUNTY ASSESSOR'S OFFICE JANUARY 1995; RIDGE LINE DERIVED FROM USCS CARSON CITY 15' QUAD PHOTO REVISED IN 1982.

Included in original deed to CE from Carson Water, but not in re-merged deed.



PORTION T.15 N., R.19 E., M.D.B. & M.

7-06



NOTE: SOME PARCELS DEMONSTRATED HEREON MAY NOT BE FULLY SURVEYED OR ACCURATE DUE TO DISCREPANCIES BETWEEN LOT LINES ORSON CITY, NEVADA. THIS MAP IS PROVIDED FOR THE USE OF THE ORSON CITY PLAT ONLY. IT DOES NOT REPRESENT A SURVEY AND LIABILITY IS ASSIGNED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DEMONSTRATED HEREON. YOU CAN VIEW AND PRINT OUR MAPS ONLINE AT WWW.CARSON-CITY.NV.GOV

47-061-59 : 4356 KINGS CANYON RD.
 47-061-76 : 4350 KINGS CANYON RD.
 47-061-77 : 4346 KINGS CANYON RD.

▲ BUILDING ON LEASED LAND

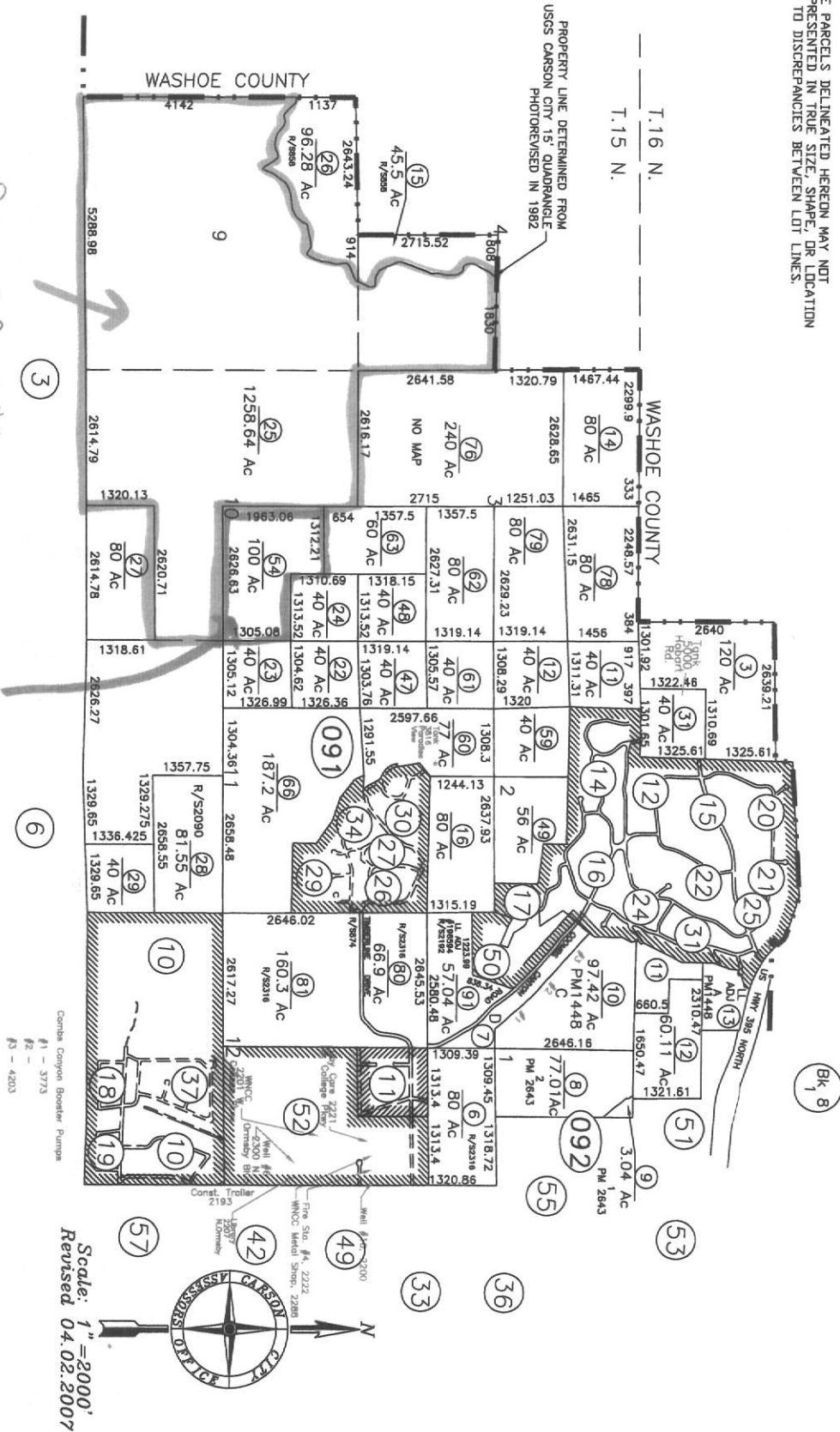


ADDED PAGE REF

CARSON CITY, NEVADA
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NOTE
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PORITION T.16 N., R.19 E.
 &
 PORTION T.15 N., R.19 E.



Portion of Parcel #1
 in re-recorded deed from
 Carson Water to Carson City

Eagle Valley Construction
 to Carson City - restriction
 on logging & dumping, dedicated
 open space.

EXHIBIT "A"

GRANT, BARGAIN AND SALE DEED

This Deed, made this 5th day of January, 1972, between Carson Water Company ("Company") and Carson City ("Carson"), witnesseth that:

WHEREAS, by certain contract made on the 7th day of June, 1971, between the parties hereto, Company did sell to Carson the portion of the water works then installed within Carson City and its immediate suburbs, except for that portion of the water works located within Jacks Valley, in consideration of the amount found to be due on specific measurements, notations, and inventory thereof based on the schedule of prices fixed and set forth in said contract; and

WHEREAS, the said measurements, notations and inventory have been duly made, and the total amount due therefor according to the definition of base price ascertained, all of which is approved and accepted by the respective parties hereto; and

WHEREAS, it appears the title to said property has been cleared of all liens and objections and that other provisions of said contract have been complied with;

NOW THEREFORE, this Deed witnesseth that in pursuance of said contract in consideration of the premises in the sum of \$ 10,750, receipt of which is hereby acknowledged by the Company, Company does hereby grant, bargain and sell and convey unto Carson, all and singular, its rights, title privileges, and interest to water pipes, pipelines, connections, meters, fire hydrants, flumes, ditches, conduits, buildings, structures, purifying apparatus, tanks, tools, equipment, together with rights of way, easements, licenses and other

accessories and supplies complete, at this time installed and in use in the operation in connection with the water plant within the corporate limits of Carson City, together with the real property described on the attached Exhibit "A" and the water rights described on the attached Exhibit "B".

In witness whereof the Company has hereunto set its hand and seal the day and year first above written;

Signed, sealed and delivered

CARSON WATER COMPANY

By C. H. McCrea
C. H. McCrea
Senior Vice President

ACKNOWLEDGMENT

STATE OF NEVADA)
COUNTY OF CLARK) ss.

On this 5th day of January, 1972, personally appeared before me, a Notary Public in and for said County and State, C. H. McCREA, known to me to be the Senior Vice President of the Corporation that executed the foregoing instrument, and upon oath, did depose that he is the officer of said Corporation as above designated; that he is acquainted with the seal of said Corporation and that the seal affixed to said instrument is the Corporate seal of said Corporation; that the signature to said instrument was made by an officer of said Corporation as indicated after said signature; and that the said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

Joanne R. Bullock
NOTARY PUBLIC

JOANNE R. BULLOCK
Notary Public—State of Nevada
COUNTY OF CLARK
My Commission Expires Jan. 12, 1978

EXHIBIT A

I.

The S.E. 1/4 of the N.W. 1/4; The N.E. 1/4 of the S.W. 1/4 and the E. 1/2 of the E. 1/2 of the S.W. 1/4 of the N.W. 1/4, Sec. 13, T.15 N., R. 19 E., M.D.B.&M., Carson City, Nevada consisting of 90 acres more or less, and having an agreed value of \$450,000.

II.

The S.E. 1/4 of Section 4, Township 15 North, Range 19 East, M.D.B.&M. All of Section 9, Township 15 North, Range 19 East, M.D.B.&M. The N.W. 1/4, S.W. 1/4 and N. 1/2 of S. E. 1/4, Section 10, Township 15 North, Range 19 East, M.D.B.&M.

The S.W. 1/4 of S.E. 1/4 and S.W. 1/4, Section 11, Township 15 North, Range 19 East, M.D.B.&M.

III.

The N.E. 1/4; E. 1/2 of N.W. 1/4;

The E. 1/2 of S.E. 1/4; N.W. 1/4 of S.E. 1/4 and S.W. 1/4 of S.E. 1/4 of Section 14, Township 15 North, Range 19 East, M.D.B.&M.;

The N. 1/2 of N.E. 1/4 and N.E. 1/4 of N.W. 1/4, Section 23, Township 15 North, Range 19 East, M.D.B.&M., EXCEPTING HOWEVER therefrom, the following described property:

"Commencing at a point which bears North 81°17' West 1943.17 feet from the southeast corner of Section 14, Township 15 North, Range 19 East, M.D.B.&M.; thence North 14°50' East 1060.84 feet, more or less, to the north line of the southwest quarter of the southeast quarter of said Section 14; thence West along the north line of said southwest quarter of the southeast quarter of said Section 14, 987.55 feet to the northwest corner of said subdivision; thence South along the west line of said subdivision 954.96 feet; thence South 66°11' East 356.59 feet; thence North 79°19'30" East 396.60 feet to the point of beginning." This portion was conveyed by Abbie Quill to Walter J. Bracking, by deed dated July 18, 1930, recorded in Book 38, pages 435 and 436, Deed Records.

ALSO EXCEPTING the following described property:

PARCEL 1: All that portion of the S.W. 1/4 of the S.E. 1/4 of Section 14, Township 15 North, Range 19 East, M.D.B.&M., described as follows:

Beginning at a point in the section line common to said Sections 14 and 23, marked by a 10-inch spike firmly set in the ground, from which the section corner common to Sections 13, 14,

23 and 24, Township 15 North, Range 19 East, bears North 89°12' 05" East, a distance of 1385.19 feet and running thence North 2°43'45" East, a distance of 285.18 feet to a point marked by a 12-inch spike; thence North 86°55'45" West, a distance of 549.72 feet to a point marked by a 10-inch spike placed between two 2x4" posts marked "3" and "4", said point marking the southeast corner of that certain tract conveyed by Abbie Quill to Walter J. Bracking, by deed dated July 18, 1930, and recorded in Book 38 of Deeds, at pages 435 and 436, Records of Ormsby County, Nevada; thence South 79°20'15" West, along the southerly boundary of the tract referred to above, a distance of 230.29 feet to a point marked by a 10-inch spike; thence South 1°17'40" East, a distance of 282.12 feet to a point marked by a 10-inch spike; thence South 18°21'30" West, a distance of 0.18 feet to a point in the section line common to said Sections 14 and 23, from which said point the quarter-section corner common to said Sections 14 and 23 bears South 89°12'05" West, a distance of 476.62 feet; thence North 89°12'05" East, along said section line, a distance of 755.42 feet to the point of beginning.

PARCEL 2: All that portion of the N.W. 1/4 of the N.E. 1/4 of Section 23, Township 15 North, Range 19 East, M.D.B.&M., described as follows:

Beginning at a point in the section line common to said Sections 14 and 23, marked by a 10-inch spike firmly set in the ground, from which the section corner common to Sections 13, 14, 23 and 24, Township 15 North, Range 19 East, M.D.B.&M., bears North 89°12'05" East, a distance of 1385.19 feet, and running thence South 89°12'05" West, along the said section line, a distance of 755.42 feet to a point from which the corner-section corner common to said Sections 14 and 23 bears South 89°12'05" West a distance of 476.62 feet; thence South 18°21'30" West a distance of 134.93 feet to a point marked by a 10-inch spike; thence South 12°19'40" West, a distance of 46.39 feet to a point marked by a 10-inch spike; thence South 89°02'05" East, a distance of 107.11 feet to a point marked by a 10-inch spike; thence South 2°45'35" West, a distance of 768.21 feet to a point marked by a 10-inch spike; thence North 69°45'35" East, a distance of 440.97 feet to a point marked by a 10-inch spike; thence North 59°30'05" East, a distance of 139.91 feet to a point marked by a 10-inch spike; thence North 44°21'45" East, a distance of 119.82 feet to a point marked by a 10-inch spike; thence North 31°20'00" East, a distance of 196.61 feet to a point marked by a 3/4" pipe set flush with the ground surface; thence North 2°43'45" E., a distance of 512.96 feet to the point of beginning.

AND ALSO EXCEPTING HOWEVER that portion of land described as follows:

PARCEL 1: Beginning at the Section Corner common to Sections 13, 14, 23 and 24, Township 15 North, Range 19 East, M.D.B.&M.; thence along the Section Line between Sections 23 and 24, South

CARSON CITY

0°01'30" West 1313.59 feet to the 1/16 Section Corner; thence along the 1/16 Section Line, South 89°31' West 2464.94 feet to the true point or place of beginning; thence North 32°15'30" West 254.41 feet; thence North 0°09'10" East 309.82 feet; thence North 40°48'40" East 294.41 feet; thence North 38°20'50" East 224.82 feet; thence North 26°46'40" East 108.92 feet; thence North 13°31'50" East 112.62 feet; thence South 69°02'05" East 107.11 feet; thence South 2°45'35" West 768.21 feet to a point on the North right of way line of the Kings Canyon County Road; thence along the North right of way line South 23°14'00" West 141.37 feet; thence along the North right of way line South 39°25'20" West 134.13 feet; thence along the North right of way line South 64°45'10" West 215.20 feet to the true point or place of beginning. All in the N.W. 1/4 of the N.E. 1/4 of Section 23, Township 15 North, Range 19 East, M.D.B.&M.

PARCEL 2: Beginning at the Section Corner common to Sections 13, 14, 23 and 24, Township 15 North, Range 19 East, M.D.B.&M.; thence along the Section Line between Sections 23 and 24, South 0°01'30" West 275.36 feet to a point on the South right of way line of Kings Canyon County Road and the true point or place of beginning; thence along the South right of way line South 63°55'00" West 438.90 feet; thence along the South right of way line South 85°16'10" West 944.65 feet; thence along the South right of way line South 48°05'20" West 36.49 feet; thence along the South right of way line South 31°20'00" West 194.60 feet; thence along the South right of way line South 44°21'45" West 134.62 feet; thence along the South right of way line South 59°30'05" West 153.29 feet; thence along the South right of way line South 69°45'35" West 420.50 feet; thence along the South right of way line South 23°14'00" West 124.35 feet; thence along the South right of way line South 39°25'20" West 156.14 feet; thence along the South right of way line South 64°45'10" West 98.71 feet to a point on the 1/16 Section Line; thence along the 1/16 Section Line North 89°31' East 2321.76 feet to the 1/16 Section Corner on Section Line between Sections 23 and 24; thence along the Section Line between Sections 23 and 24, North 0°01'30" East 1038.23 feet to the true point or place of beginning. All in the N. 1/2 of the N.E. 1/4 of Section 23, Township 15 North, Range 19 East, M.D.B.&M.

IV.

The N.W. 1/4 of the S.E. 1/4, Section 15, Township 15 North, Range 19 East, M.D.B.&M. All of Section 16, Township 15 North, Range 19 East, M.D.B.&M.

The N.E. 1/4; S.E. 1/4; N.E. 1/4 of S.W. 1/4 and S. 1/2 of S.W. 1/4 of Section 17, Township 15 North, Range 19 East, M.D.B.&M.

V.

The North half of Block 49, and being further described as Lots Nos. 1, 2, 3, 4 and 5, all in Block 49, MOSSER'S DIVISION OF CARSON CITY, ORMSBY COUNTY, NEVADA.

VI.

The S.W. 1/4 of the S.W. 1/4 of Section 12, Township 15 North, Range 19 East containing 16.18 acres more or less as shown on the attached Exhibit A-1.

All that real property situated in the County of Ormsby, State of Nevada, more particularly described as follows, to-wit:

Beginning at the Section Corner common to Sections 16, 17, 20 and 21, T-15-N, R-20-E, N. D. B. and M., said section corner being further described as a bronze disk stamped "City of Carson", set in concrete; thence N 00° 01' 36" W, 593.25 feet along the section line between Sections 16 and 17 to a point; thence N 89° 58' 16" W, 60.00 feet to a point on the west boundary of a corridor which has been reserved for proposed future highway construction, and the west point of beginning; thence N 89° 58' 16" W, 73.54 feet to a point; thence running along the arc of a curve left for 37.18 feet to a point, said curve having a central angle equal to 53° 15' 10" and a radius of 10.00 feet; thence containing N 10° 31' 30" E, 122.21 feet to a point on the projection of the southerly boundary line of the Larsen Subdivision; thence S 89° 58' 16" E, 10.00 feet along said projection to a point at an intersection with the west boundary of said reserved highway corridor; thence S 00° 01' 36" E, 125.00 feet along the west boundary of said corridor to the true point of beginning.

The above described parcel lies wholly within the S 4 of the NE 1/4 of Section 17, T-15-N, R-20-E, and contains 7138 square feet more or less. Said parcel being further described as representing

LEGAL DESCRIPTION (Well #4)

VII

Page two

Lot 3, Block N, as designated on the "Tentative Master Plan of Mountain Vista Subdivision, Revised August 31, 1965."

Subject to future development within the adjoining area, a revocable easement for access is herewith granted along the extension of Elaine Street and easterly from Elaine Street along a portion of the proposed street designated as Spruce Street as represented on the above described tentative map of Mountain Vista Subdivision. Should future sale and/or development not agree with the proposed design as designated on the "Tentative Master Plan of Mountain Vista Subdivision, Revised August 31, 1965", then suitable alternate access easement will be reserved for access purposes. Further, beginning at a point being further described as being $S 00^{\circ} 04' 36'' E$, 10.00 feet from the northeast corner of said parcel, a strip of land bearing $S 89^{\circ} 58' 46'' E$, 80.00 feet in length, and $S 00^{\circ} 04' 36'' E$, 10.00 feet in width is herewith granted an easement for water line installation or utility purposes.

The bearing source of this description is the record Highway center-line bearing on Stewart Street, Carson City, Nevada.

VIII (Well #6)

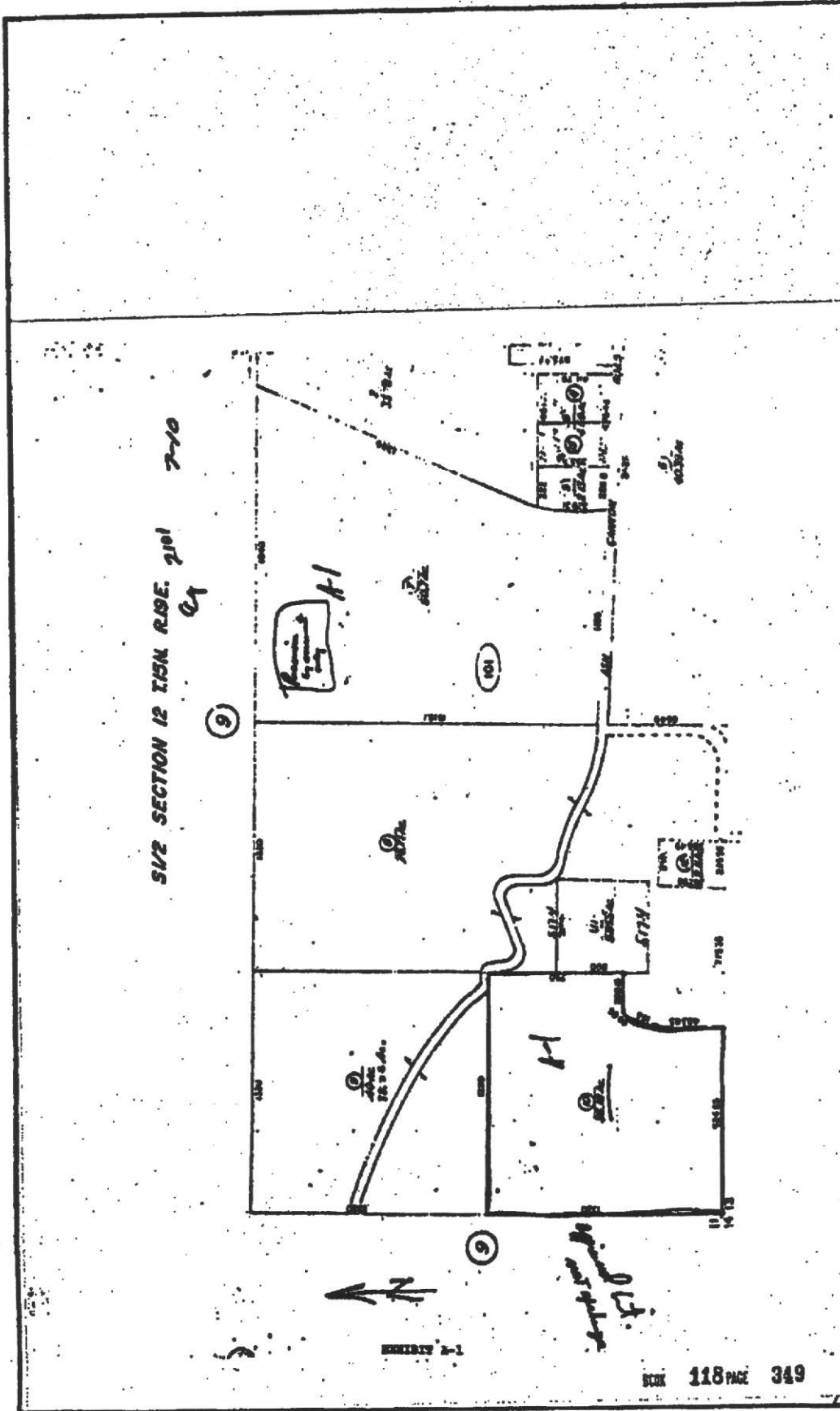
All that real property situate in the County of Carson
City, State of Nevada, more particularly described as follows,
to-wit:

Beginning at the section corner common to Sections 7, 8,
16, and 17 of T. 15 N., R. 20 E., N. D. B. and M., thence E.
26° 40' 36" W., 1408.97 feet to the centerline intersection
point of Mountain and Bath Streets; thence E. 89° 55' 22" W.,
503.00 feet along the centerline of Bath Street to a point;
thence S. 00° 10' 09" W., 37.00 feet to a point on the south
side of Bath Street and the true point of beginning; thence
S. 89° 55' 22" E., 105.00 feet along the south side of Bath
Street to a point; thence S. 00° 10' 09" W., 82.81 feet;
thence E. 89° 55' 22" W., 105.00 to a point; thence N. 00°
10' 09" E., 82.81 feet to the true point of beginning.

The above described parcel lies wholly within the S. 1/4
of Section 7, T. 15 N., R. 20 E., and contains 0.1996⁺
acres, more or less.

IX.

The S. 1/2 of N.W. 1/4; N.E. 1/4 of S.W. 1/4, Section 13,
Range 19, Township 15 North, M.D.B.M.



S1/2 SECTION 12 T13M R15E 2101
7-10



EXHIBIT 1-1

pg 110 of 111

Per NRS 239 Sec. 6 the SSN may be redacted, but in no way affect the legality of the document.

By [Signature]
Carson City Clerk - Recorder
Deputy

ALAN ROBERTSON, State Recorder

Date 8-18-2010
The document to which this certificate is attached is a full, true and correct copy of the original on file and of record in my office.

CERTIFIED COPY

Filed for Record at Request of
The Assessor and Tax Collector
JAN 6 1972 a.m.
Min. Part 1 o'clock P.M.
Recorded in Book 118
of Official Records
Page 910
Carson City, Nevada
Carson City Recorder
By [Signature]
Deputy
Fee No. 99480
Fee \$1.00

All of Carson Water Company's right, title and interest to the waters of Ash Canyon in the approximate sum of \$1,69528, and all of Carson Water Company's right, title and interest to the waters of King's Canyon Creek in the approximate sum of \$7,528.

EXHIBIT B

EXHIBIT "B"

GRANT, BARGAIN AND SALE DEED

This Deed, made this 5th day of January, 1972, between Carson Water Company ("Company") and Carson City ("Carson"), witnesseth that:

WHEREAS, by certain contract made on the 7th day of June, 1971, between the parties hereto, Company did sell to Carson the portion of the water works then installed within Carson City and its immediate suburbs, except for that portion of the water works located within Jacks Valley, in consideration of the amount found to be due on specific measurements, notations, and inventory thereof based on the schedule of prices fixed and set forth in said contract; and

WHEREAS, the said measurements, notations and inventory have been duly made, and the total amount due therefor according to the definition of base price ascertained, all of which is approved and accepted by the respective parties hereto; and

WHEREAS, it appears the title to said property has been cleared of all liens and objections and that other provisions of said contract have been complied with;

NOW THEREFORE, this Deed witnesseth that in pursuance of said contract in consideration of the premises in the sum of \$ 10,780, receipt of which is hereby acknowledged by the Company, Company does hereby grant, bargain and sell and convey unto Carson, all and singular, its rights, title privileges, and interest to water pipes, pipelines, connections, meters, fire hydrants, flumes, ditches, conduits, buildings, structures, purifying apparatus, tanks, tools, equipment, together with rights of way, easements, licenses and other

accessories and supplies complete, at this time installed and in use in the operation in connection with the water plant within the corporate limits of Carson City, together with the real property described on the attached Exhibit "A" and the water rights described on the attached Exhibit "B".

In witness whereof the Company has hereunto set its hand and seal the day and year first above written;

Signed, sealed and delivered

CARSON WATER COMPANY

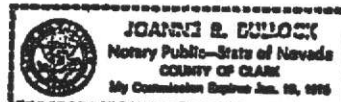
C. H. McCrea
C. H. McCrea
Senior Vice President

ACKNOWLEDGMENT

STATE OF NEVADA)
COUNTY OF CLARK) ss.

On this 5th day of January, 1972, personally appeared before me, a Notary Public in and for said County and State, C. H. McCREA, known to me to be the Senior Vice President of the Corporation that executed the foregoing instrument, and upon oath, did depose that he is the officer of said Corporation as above designated; that he is acquainted with the seal of said Corporation and that the seal affixed to said instrument is the Corporate seal of said Corporation; that the signature to said instrument was made by an officer of said Corporation as indicated after said signature; and that the said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

Joanne R. Bullock
NOTARY PUBLIC



DESCRIPTION

EXHIBIT A

All those certain pieces or parcels of land situate in the County of Ormsby, State of Nevada, described as follows:

PARCEL NO. 1

SE 1/4 of Section 4, Township 15 North, Range 19 East, M.D.B.&M.
 All of Section 9, Township 15 North, Range 19 East, M.D.B.&M.
 NW 1/4, SW 1/4 and N 1/2 of SE 1/4, Section 10, Township 15 North,
 Range 19 East, M.D.B.&M.
 LW 1/4 of SE 1/4 and SW 1/4, Section 11, Township 15 North, Range
 19 East, M.D.B.&M.

PARCEL NO. 2

S 1/2 of NW 1/4; NE 1/4 of SW 1/4 of Section 13, Township 15 North,
 Range 19 East, M.D.B.&M.

PARCEL NO. 3

NE 1/4; E 1/2 of NW 1/4;
 E 1/2 of SE 1/4; NW 1/4 of SE 1/4 and SW 1/4 of SE 1/4 of Section
 14, Township 15 North, Range 19 East, M.D.B.&M.;
 N 1/2 of NW 1/4 and NE 1/4 of NW 1/4, Section 23, Township 15 North,
 Range 19 East, M.D.B.&M., EXCEPTING HOWEVER therefrom, the following
 described property:

"Commencing at a point which bears North 81° 17' West, 1943.17 feet
 from the Southeast corner of Section 14, Township 15 North, Range
 19 East, M.D.B.&M.; thence North 14° 50' East, 1060.84 feet, more
 or less, to the north line of the southwest quarter of the Southeast
 quarter of said Section 14; thence West along the North line of said
 Southwest quarter of the Southeast quarter of said Section 14, 987.55
 feet to the Northwest corner of said subdivision; thence South along
 the West line of said subdivision 954.96 feet; thence South 66° 11'
 East 356.59 feet; thence North 79° 19' 30" East, 396.60 feet to the
 point of beginning." This portion was conveyed by Abbie Quill to
 Walter J. Bracking, by Deed dated July 18, 1930, recorded in Book 38,
 Pages 435 and 436, Deed Records.

ALSO EXCEPTING the following described property:

All that portion of the SW 1/4 of the SE 1/4 of Section 14, Township
 15 North, Range 19 East, M.D.B.&M., described as follows:

-continued-

DESCRIPTION

-2-

Beginning at a point in the section line common to said Sections 14 and 23, marked by a 10 inch spike firmly set in the ground, from which the section corner common to Sections 13, 14, 23 and 24, Township 15 North, Range 19 East, bears North 89° 12' 05" East, a distance of 1385.19 feet and running thence North 2° 43' 45" East, a distance of 285.18 feet to a point marked by a 10 inch spike; thence North 86° 55' 45" West, a distance of 549.72 feet to a point marked by a 10 inch spike placed between two 4 x 4 posts marked "3" and "4", said point marking the Southeast corner of that certain tract conveyed by Abbie Quill to Walter J. Bracking, by Deed dated July 18, 1930, and recorded in Book 38 of Deeds, at Pages 435 and 436, Records of Ormsby County, Nevada; thence South 79° 20' 15" West, along the Southerly boundary of the tract referred to above, a distance of 230.29 feet to a point marked by a 10 inch spike; thence South 1° 17' 40" East, a distance of 282.12 feet to a point marked by a 10 inch spike; thence South 18° 21' 50" West, a distance of 0.18 feet to a point in the Section line common to said Sections 14 and 23, from which said point the quarter-section corner common to said Sections 14 and 23 bears South 89° 12' 05" West, a distance of 476.62 feet; thence North 89° 12' 05" East, along said section line, a distance of 755.42 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM:

All that portion of the NW 1/4 of the NE 1/4 of Section 23, Township 15 North, Range 19 East, M.D.S.M., described as follows:

Beginning at a point in the section line common to said Sections 14 and 23, marked by a 10 inch spike firmly set in the ground, from which the section corner common to Sections 13, 14, 23 and 24, Township 15 North, Range 19 East, M.D.S.M., bears North 89° 12' 05" East, a distance of 1385.19 feet, and running thence South 89° 12' 05" West, along the said section line, a distance of 755.42 feet to a point from which the corner section corner common to said Sections 14 and 23 bears South 89° 12' 05" West a distance of 476.62 feet; thence South 18° 21' 50" West, a distance of 138.93 feet to a point marked by a 10 inch spike; thence South 12° 19' 40" West, a distance of 46.39 feet to a point marked by a 10 inch spike; thence South 69° 02' 05" East, a distance of 187.11 feet to a point marked by a 10 inch spike; thence South 2° 45' 35" West, a distance of 768.21 feet to a point marked by a 10 inch spike; thence North 69° 43' 35" East, a distance of 440.97 feet to a point marked by a 10 inch spike; thence North 59° 30' 05" East, a distance of 139.91 feet to a point marked by a 10 inch spike; thence North 44° 21' 45" East, a distance of 119.82 feet to a point marked by a 10 inch spike; thence North 31° 20' 00" East, a distance of 196.61 feet to a point marked by a 3/4" pipe set flush with the ground surface; thence North 2° 43' 45" East, a distance of 512.96 feet to the point of beginning.

-continued-

DESCRIPTION

-3-

ALSO EXCEPTING HOWEVER that portion of land described as follows:

Beginning at the Section corner common to Sections 13, 14, 23 and 24, Township 15 North, Range 19 East, N.D.B.M.; thence along the Section line between Sections 23 and 24, South $0^{\circ} 01' 30''$ West 1313.59 feet to the 1/16 Section Corner; Thence along the 1/16 section line, South $89^{\circ} 31'$ West 2464.94 feet to the true point or place of beginning; thence North $32^{\circ} 15' 30''$ West, 254.41 feet; thence North $0^{\circ} 09' 10''$ East 309.82 feet; thence North $40^{\circ} 48' 40''$ East 294.41 feet; thence North $38^{\circ} 20' 50''$ East 224.82 feet; thence North $26^{\circ} 46' 40''$ East, 108.92 feet; thence North $13^{\circ} 31' 50''$ East 112.62 feet; thence South $69^{\circ} 02' 05''$ East 107.11 feet; thence South $2^{\circ} 45' 35''$ West 768.21 feet to a point on the North right of way line of the Kings Canyon County Road; thence along the North right of way line South $23^{\circ} 14' 00''$ West 141.37 feet; thence along the North right of way line South $39^{\circ} 25' 20''$ West 134.13 feet; thence along the North right of way line South $64^{\circ} 45' 10''$ West 215.20 feet to the true point of place of beginning. All in the NW 1/4 of the NE 1/4 of Section 23, Township 15 North, Range 19 East, N.D.B.M.

FURTHER EXCEPTING THEREFROM the following:

Beginning at the Section Corner common to Sections 13, 14, 23 and 24, Township 15 North, Range 19 East, N.D.B.M.; thence along the Section line between Sections 23 and 24, South $0^{\circ} 01' 30''$ West 275.36 feet to a point on the South right of way line of Kings Canyon County Road and the true point or place of beginning; thence along the South right of way line South $63^{\circ} 55' 00''$ West 438.90 feet; thence along the South right of way line South $85^{\circ} 16' 10''$ West 944.65 feet; thence along the South right of way line South $48^{\circ} 05' 20''$ West 36.49 feet; thence along the South right of way line South $31^{\circ} 20' 00''$ West 194.60 feet; thence along the South right of way line South $44^{\circ} 21' 45''$ West 134.62 feet; thence along the South right of way line South $59^{\circ} 30' 05''$ West 153.29 feet; thence along the South right of way line South $69^{\circ} 45' 35''$ West 420.56 feet; thence along the South right of way line South $23^{\circ} 14' 00''$ West 124.35 feet; thence along the South right of way line South $39^{\circ} 25' 20''$ West 156.14 feet; thence along the South right of way line South $64^{\circ} 45' 10''$ West 98.71 feet to a point on the 1/16 Section line; thence along the 1/16 Section line North $89^{\circ} 31'$ East 2321.76 feet to the 1/16 Section Corner on Section line between Sections 23 and 24; thence along the Section line between Sections 23 and 24, North $0^{\circ} 01' 30''$ East 1038.23 feet to the true point or place of beginning. All in the N 1/3 of the NE 1/4 of Section 23, Township 15 North, Range 19 East, N.D.B.M.

FURTHER EXCEPTING therefrom:

All that portion conveyed to the Board of Directors of the Reno Young Men's Christian Association, as Trustees for the Board of Directors of the Carson City Young Men's Christian Association, recorded February 26, 1970, in Book 94, Page 255 as File No. 66671; said real property situate, lying and being in the County of Ormsby, State of Nevada and

-continued-

EX 119ME 407

CARSON CITY

V.

The North half of Block 49, and being further described as Lots Nos. 1, 2, 3, 4 and 5, all in Block 49, MUSSER'S DIVISION OF CARSON CITY, ORMSBY COUNTY, NEVADA.

VI.

The S.W. 1/4 of the S.W. 1/4 of Section 12, Township 15 North, Range 19 East containing 36.18 acres more or less as shown on the attached Exhibit A-1.

EXCEPTING HOWEVER, a parcel of land located in the W 1/2 of the SW 1/4 of Section 12, Township 15 North, Range 19 East, N.D.B.M., described as follows:

Beginning at a point from which the section corner common to Sections 11, 12, 13 and 14, Township 15 North, Range 19 East, N.D.B.M., bears South 89° 38' 37" West, a distance of 1309.08 feet, this point further described as being the southeast corner of the W 1/2 of the SW 1/4 of said Section 12; thence North 0° 11' East, a distance of 583.84 feet; thence South 89° 38' 37" West, a distance of 208.15 feet; thence South 46° 14' West, a distance of 48.85 feet; thence South 20° 02' West, a distance of 153.00 feet; thence South 0° 02' West, a distance of 403.65 feet to a point; this point on the South line of Section 12; thence North 89° 38' 37" East, along South line of Section 12, a distance of 295.35 feet to the point of beginning.

VII

LEGAL DESCRIPTION (Well #4)

All that real property situate in the County of Ormsby,
State of Nevada, more particularly described as follows, to-wit:

Beginning at the Section Corner common to Sections 16, 17, 20
and 21, T-15-N, R-20-E, N. D. B. and M., said section corner being
further described as a bronze disk stamped "City of Carson", set
in concrete; thence N 00° 04' 36" W, 593.25 feet along the section
line between Sections 16 and 17 to a point; thence N 89° 53' 46" W,
60.00 feet to a point on the west boundary of a corridor which has
been reserved for proposed future highway construction, and the
true point of beginning; thence N 89° 53' 46" W, 73.54 feet to a
point; thence running along the arc of a curve left for 37.18 feet
to a point, said curve having a central angle equal to 53° 15' 10"
and a radius of 40.00 feet; thence continuing N 40° 31' 30" E, 122.24
feet to a point on the projection of the southerly boundary line of
the Larsen Subdivision; thence S 89° 53' 46" E, 10.00 feet along
said projection to a point at an intersection with the west boundary
of said reserved highway corridor; thence S 00° 04' 36" E, 125.00
feet along the west boundary of said corridor to the true point of
beginning.

The above described parcel lies wholly within the S $\frac{1}{2}$ of the
SE $\frac{1}{4}$ of Section 17, T-15-N, R-20-E, and contains 7138 square feet
more or less. Said parcel being further described as representing

Page two

Lot 3, Block N, as designated on the "Tentative Master Plan of Mountain Vista Subdivision, Revised August 31, 1965."

Subject to future development within the adjoining area, a revocable easement for access is herewith granted along the extension of Elaine Street and easterly from Elaine Street along a portion of the proposed street designated as Spruce Street as represented on the above described tentative map of Mountain Vista Subdivision. Should future sale and/or development not agree with the proposed design as designated on the "Tentative Master Plan of Mountain Vista Subdivision, Revised August 31, 1965", then suitable alternate access easement will be reserved for access purposes. Further, beginning at a point being further described as being $S 00^{\circ} 04' 36'' E$, 10.00 feet from the northeast corner of said parcel, a strip of land bearing $S 89^{\circ} 56' 16'' E$, 80.00 feet in length, and $S 00^{\circ} 04' 36'' E$, 10.00 feet in width is herewith granted an easement for water line installation or utility purposes.

The bearing source of this description is the record Highway center-line bearing on Stewart Street, Carson City, Nevada.

CARSON CITY

VIII (Well 86)

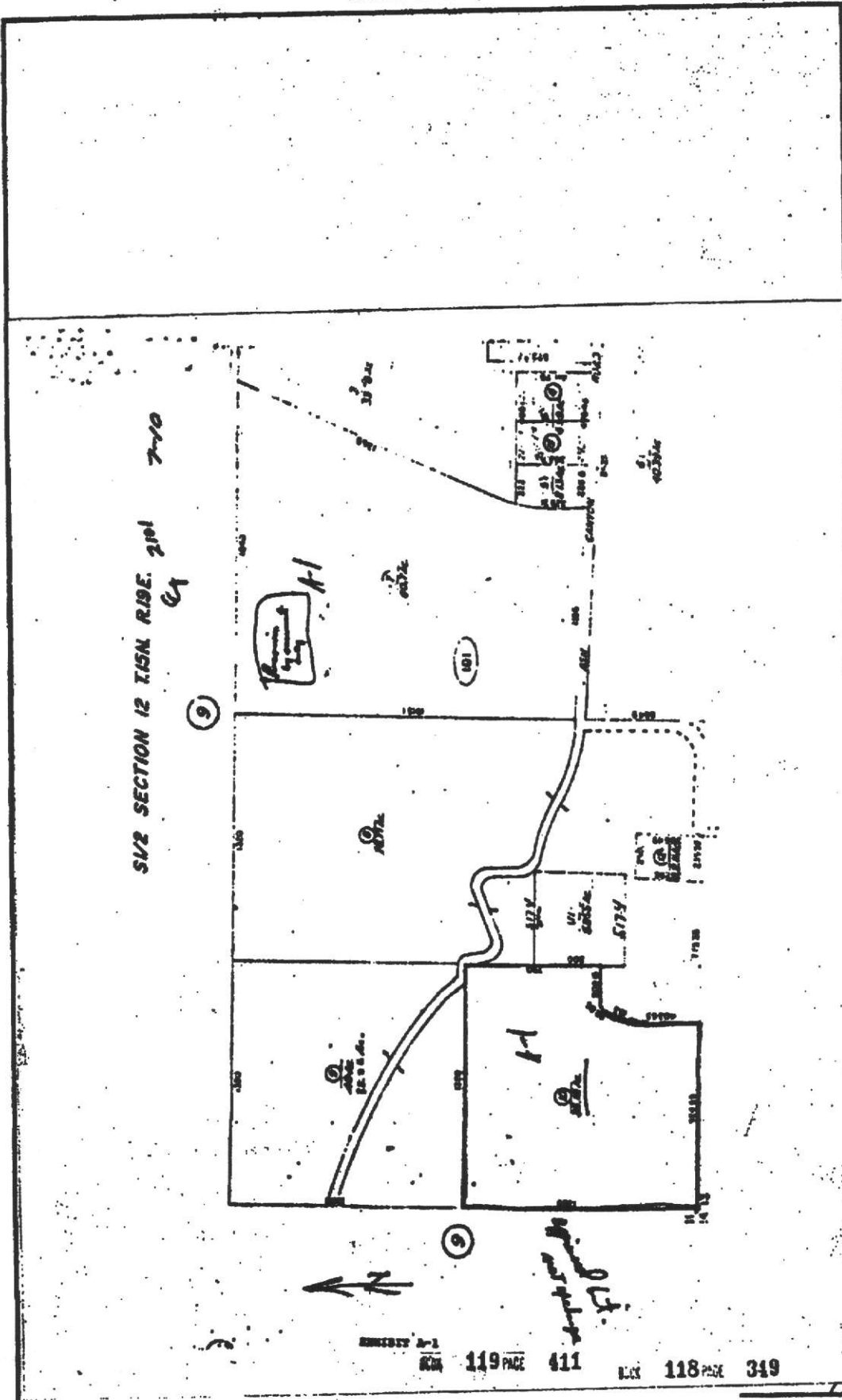
All that real property situate in the County of Carson
City, State of Nevada, more particularly described as follows,
to-wit:

Beginning at the section corner common to Sections 7, 8,
16, and 17 of T. 15 N., R. 20 E., S. D. B. and M., thence N.
26° 40' 36" W., 1488.97 feet to the centerline intersection
point of Mountain and Bath Streets; thence N. 89° 55' 22" W.,
503.00 feet along the centerline of Bath Street to a point;
thence S. 00° 10' 09" W., 37.00 feet to a point on the south
side of Bath Street and the true point of beginning; thence
S. 09° 55' 22" E., 105.00 feet along the south side of Bath
Street to a point; thence S. 00° 10' 09" W., 82.81 feet;
thence N. 89° 55' 22" W., 105.00 to a point; thence N. 00°
10' 09" E., 82.81 feet to the true point of beginning.

The above described parcel lies wholly within the S. 1/2
of Section 7, T. 15 N., R. 20 E., and contains 0.1906²
acres, more or less.

BOOK 119 - PAGE 418A

CARBON CITY



SV/2 SECTION 12 T15N R19E. 2nd 7-10
C4

9

101

9

EXHIBIT 2-1

119 PAGE 411

118 PAGE 349

EXHIBIT B

All of Carson Water Company's right, title and interest to the waters of Ash Canyon in the approximate sum of 31.69528, and all of Carson Water Company's right, title and interest to the waters of King's Canyon Creek in the approximate sum of 27.528.

COMPLETED

INDEXED

Filed for Record at Request of Title Insurance and Trust Company

364 6, 2010 at 2:11

Min. Past 11 o'clock P.M.

Recorded in Book 118 of Official Records

Page 40

Carson City, Nevada

Carson City Recorder

By [Signature] Deputy

File No. 92150

Fee 10.00

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and of record in my office.

Date 8-18-2010

[Signature] ALAN GLOVER, Clerk-Recorder Carson City

By [Signature] Deputy

Per NRS 239 Sec. 6 the SSN may be redacted, but in no way affects the legality of the document.

pg 110 of 11

EXHIBIT "C"

All that certain real property situate in the County of Carson City, State of Nevada, described as follows:

PARCEL 1

All of Section 16, Township 15 North, Range 19 East, M.D.M, Carson City, State of Nevada.

Note: Legal description previously contained in Document No. 1376, in Book 43, Page 53 recorded September 15, 1936, Official Records of Carson City, State of Nevada.

Assessor's Parcel No. 7-031-06

PARCEL 2

The Northwest 1/4 of the Southeast 1/4 of Section 15, Township 15 North, Range 19 East, M.D.M.

Note: Legal Description previously contained in Document No. 549 in Book 48, Page 582, Official Records of Carson City, State of Nevada.

Assessor's Parcel No. 7-061-03

PARCEL 3

The East 1/2; East 1/2 of the Southwest 1/4 ; Southwest 1/4 of the Southwest 1/4 of Section 17, Township 15 North Range 19 East, M.D.M., Carson City, State of Nevada.

Note: Legal Description previously contained in Document No. 1376 recorded September 15, 1936 in book 43 of Deeds, Page 53, Official Records of Carson City, State of Nevada.

EXCEPTING THEREFROM that certain parcel of land described in an instrument recorded January 9, 2009 as Document No. 385554, Official Records of Carson City, State of Nevada more particularly described as follow:

Being all that portion of the Northwest One-Quarter (NW 1/4) of the Northeast One-Quarter (NE 1/4) of said Section 17, lying northerly of the original location of the common boundary between Washoe County and Ormsby County. Said boundary having been defined as from the summit of the mountains East of Washoe Lake; thence in a westerly course along the summit to the tops of the Sierra's. Said property is shown on, but is not part of that "Record of Survey for Nevada Division of State Parks", med in the office of the Washoe County Recorder December 29, 1980 as Survey Map #1446, File No. 715038, Official Records of Washoe County, Nevada, said Map was also filed in the office of the Carson City Recorder, December 29, 1980 as Map 858 in Book 4, Page 858, File 1200, Official Records of Carson City, Nevada.

Assessor's Parcel No. 7-031-15