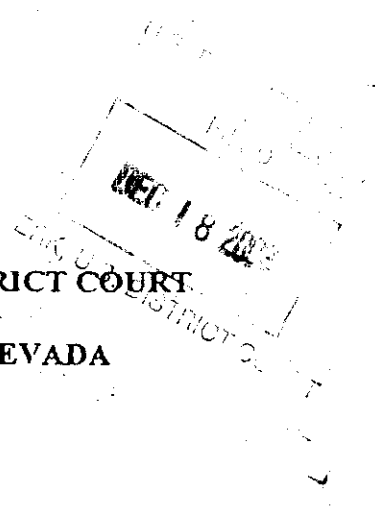


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IN THE UNITED STATES DISTRICT COURT  
FOR THE DISTRICT OF NEVADA

UNITED STATES OF AMERICA,	)	
	)	
Plaintiff,	)	In Equity No. C-125-ECR
	)	Subfile No. C-125-B
WALKER RIVER PAIUTE TRIBE,	)	
	)	<b>NOTICE OF CHANGE OF</b>
Plaintiff-Intervenor,	)	<b>OWNERSHIP OF WATER RIGHT</b>
	)	
v.	)	
	)	
WALKER RIVER IRRIGATION DISTRICT,	)	
a corporation, et al.,	)	
	)	
Defendants.	)	

The undersigned counter-defendant in the above action hereby notifies the Court and the United States that the undersigned (or the entity on whose behalf the undersigned is acting) has sold or otherwise conveyed ownership of all or a portion of a water right within one or more of the categories set forth in Paragraph 3 of the Case Management Order and provides the following information:

1. The name and address of the party or parties who sold or otherwise conveyed ownership:

<sup>Name(s)</sup>  
 STEVEN H. RAGAN  
 LESLIE A. RAGAN  
<sup>Street or P.O. Box</sup>  
 P.O. BOX 203  
 WELLINGTON, NV. 89444

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Town or City State ZipCode

2. The name and address of each person or entity who acquired ownership

① GENE E. HULSTROM DONNA HULSTROM	② <sup>Name(s)</sup> JOE BENIGNO DHANA BENIGNO Street or P.O. Box (SEE ATTACHMENT)	③ PHILLIP GANGWISH KAREN GANGWISH
Town or City	State	ZipCode

3. Attached to or included with this notice is a copy of the (check appropriate box(es)):

- Deed
- Court Order
- Other Document.

by which the change in ownership was accomplished.

4. The undersigned acknowledges that any person or entity who files a Notice of Change of Ownership of Water Right using this form is ultimately responsible for the accuracy of this filing. Consequently, the undersigned acknowledges that any person or entity who files

\* This notice shall be sent to the following two persons:

Linda Lea Sharer, Chief Deputy Clerk  
 United States District Court for the District of Nevada  
 400 South Virginia Street, Suite 301  
 Reno, NV 89501



And

Susan L. Schneider  
 United States Department of Justice  
 P.O. Box 756  
 Littleton, CO 80160

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such a notice, but retains such water rights, shall nevertheless, be bound by the results of this litigation.

Executed this 8<sup>TH</sup> day of DEC. 2006.

  
  
[signature of counter-defendant]

LESLIE A. RAGAN  
STEVEN H. RAGAN  
[name of counter-defendant]

[signature, if applicable, of person acting on behalf of counter-defendant]

[name, if applicable, of person acting on behalf of counter-defendant]

[address]

[telephone number]

*New Contacts Addressed*

- ① GENE E. HULSTROM  
DONNA HULSTROM  
711 N. LYON AV.  
SAN JACINTO, CA. 92582
  
- ② JOE BENIGNO  
DHANA BENIGNO  
16 YELLOW SAGE DR.  
WELLINGTON NV. 89444
  
- ③ PHILLIP GANGWISH  
KAREN GANGWISH  
23 YELLOW SAGE DR.  
WELLINGTON NV. 89444

IN THE UNITED STATES DISTRICT COURT  
FOR THE DISTRICT OF NEVADA

FILED

03 JUL -9 PM 3:03

1 UNITED STATES OF AMERICA.

2 Plaintiff.

3 WALKER RIVER PAIUTE TRIBE,

4 Plaintiff-Intervenor,

5 v.

6 WALKER RIVER IRRIGATION DISTRICT  
7 a corporation, et al.,

8 Defendants.

IN EQUITY NO. CV-125-ECR

SUBFILE NO. C-125-B

CLAUDE S. WILSON  
BY [Signature]  
DEPUTY

U.S. DISTRICT COURT  
DISTRICT OF NEVADA  
ENTERED & SERVED  
JUL 16 2003  
CLAUDE S. WILSON  
DEPUTY  
BY [Signature]

ORDER REGARDING  
CHANGES IN OWNERSHIP  
OF WATER RIGHTS

9 The following background information is provided to aid in understanding the reasons  
10 for and what is required by this Order:

11  
12 1. The Court has ordered that certain persons and entities be included as parties to  
13 this action because they own water rights within one or more of the nine categories set forth in  
14 Paragraph 3 of the Court's *Case Management Order* (Apr. 18, 2000).

15  
16 2. During the course of this action, it is possible that a party will sell or otherwise  
17 convey ownership of all or a portion of the water rights which that party owned when brought  
18 into this action by a *Waiver of Service of Notice in Lieu of Summons* or by service of a *Notice*  
19 *in Lieu of Summons*.

20  
21 3. A change in ownership of a water right or a portion of a water right can occur in  
22 a number of ways and for a variety of reasons. Often a change in ownership of a water right  
23 occurs when ownership of some or all of the land on which the water is used changes. A change  
24 in ownership may involve a sale, a gift, a death or even a divorce. It may also involve estate or  
25 business planning decisions such as conveyance to an *intervivos* trust or a limited liability  
26 company. Frequently changes in ownership are accomplished by a deed. However, in an estate  
27 or divorce proceeding they may be accomplished by an order of a court. These examples are not

207.

1 ownership, notify the Court and the United States of the change in ownership.

2 2. The notice required by this Order shall provide the following information:

3 A. The name and address of the party who sold or otherwise conveyed  
4 ownership;

5 B. The name and address of each person or entity who acquired ownership;  
6 and

7 C. A copy of the deed, court order or other document by which the change in  
8 ownership was accomplished.

9 3. The notice shall be sent to the Court and counsel for the United States addressed  
10 as follows:

11 Linda Lea Sharer, Chief Deputy Clerk  
12 United States District Court for the District of Nevada  
13 400 South Virginia Street, Suite 301  
14 Reno, NV 89501


15 Susan L. Schneider  
16 United States Department of Justice  
17 P.O. Box 756  
18 Littleton, CO 80160

19 4. The form and substance of the notice shall substantially conform to the form of  
20 notice attached to this order as Exhibit A.

21 5. Any person or entity who files a Notice of Change of Ownership of Water Right  
22 using the attached form or provides information for this purpose by other means is ultimately  
23 responsible for the accuracy of this filing. Consequently, any person or entity who files such a  
24 notice regarding water rights subject to this litigation, but retains such water rights, shall  
25 nevertheless be bound by the results of this litigation.

26 IT IS SO ORDERED:

27 Dated: July 9, 2003.

  
The Honorable Robert A. McQuaid, Jr.  
United States District Court Magistrate Judge

DOC # 331936

Confirmed Copy

(Not Compared to Original)

09/27/2004

03:59 PM

Official Record

Requested By  
PHILLIP GANGWISH

Lyon County - NV  
Mary C. Milligan - Recorder

A.P.N. 10-741-15 / 09-131-11

RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND WHEN  
RECORDED, MAIL TO:

Phillip Gangwish and Karen Gangwish  
23 Yellow Sage Drive  
WELLINGTON, NV 89444

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$15.60, computed on full value of property conveyed.

**WATER RIGHTS DEED**

That Steven H. Ragan and Leslie A. Ragan, Husband and Wife in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Phillip Gangwish and Karen Gangwish, Husband and Wife as Joint Tenants, 2 ACRE FEET OF WATER RIGHTS UNDER PERMIT NO. 53907 currently serving all that certain real property in the County of Lyon, State of Nevada, bounded and described as follows:

All that certain real property being a portion of SW ¼ of SE ¼ of Section 7, T 10 N, R 24 E, M.D.B.&M., Lyon County, Nevada described as follows:

Parcel No. 1 as shown on the Parcel Map for William M. Weaver, Jr., recorded in the Official Records of Lyon County, Nevada on July 7, 1987 as Document No. 108743.

THE WATER IS TO BE DIVERTED AND USED FOR THE GRANTEE'S BENEFIT ON THE FOLLOWING DESCRIBED PROPERTY:

Lot 7 as shown on the Final Map of Lodgepole Ranch Estates Unit #2, recorded in the Official Records of Lyon County, Nevada on November 21, 1996 as Document No. 199979.

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

Dated: September 27, 2004

Steven H. Ragan  
Steven H. Ragan

Leslie A. Ragan  
Leslie A. Ragan

STATE OF NEVADA )

COUNTY OF Lyon )

On 9-27-04 personally appeared before me, a Notary Public,

Steven H. Ragan and  
Leslie A. Ragan

who acknowledged that <sup>the</sup> ~~he~~ executed the above instrument.

Signature Diane L Arvizo  
(Notary Public)







TRACY TAYLOR, P.E.  
State Engineer

DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
DIVISION OF WATER RESOURCES  
901 S. Stewart Street, Suite 2002  
Carson City, Nevada 89701  
(775) 684-2800 • Fax (775) 684-2811  
<http://water.nv.gov>

November 2, 2006

RE: 53907

Phillip Gangwish and Karen Gangwish  
23 Yellow Sage Road  
Wellington, NV 89444-9520

Dear Mr. and Mrs. Gangwish:

Please be advised that your *Report of Conveyance* received on May 18, 2006 is hereby confirmed to update ownership of a portion of **Permit 53907** for 2.0 acre-feet annually at a diversion rate of 0.0066 cubic-feet per second in the name of **Phillip Gangwish and Karen Gangwish**. Application to Change 74581 has been filed to change this portion of Permit 53907 and is currently in Application status. The updated *Summary of Ownership* is enclosed for your reference.

Also be advised that according to NRS 533.386 (2.), this confirmation of your Report of Conveyance does not guarantee that a) the water right is in good standing with the office of the State Engineer; or b) the amount of water referenced in the notice or in the report of conveyance is the actual amount of water that a person is entitled to use.

This confirmation reflects only the information that has been filed with this office and may be subject to amendment upon receipt of additional documentation. The owner is responsible for notifying the State Engineer's office of any change of address in writing. If you have any questions, please contact this office at (775) 684-2800.

Sincerely,

A handwritten signature in black ink that reads "Jay Johnson".

Jay Johnson  
Engineering Technician III

JLJ/ld

Enclosure: *Summary of Ownership*  
cc: Steven H. Ragan

DOC # 335842

Conformed Copy

(Not Compared to Original)

11/16/2004 12:51 PM

Official Record

Requested By  
JOE BENIGNO

Lyon County - NV  
Mary C. Hilligan - Recorder

A.P.N. 10-741-15 / 09-132-01

RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND WHEN  
RECORDED, MAIL TO:

Joe Benigno  
16 Yellow Sage Drive  
Wellington, NV 89444

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$39.00, computed on full value of property conveyed.

**WATER RIGHTS DEED**

That Steven H. Ragan and Leslie A. Ragan, Husband and Wife in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Joe Benigno and Dhana Benigno, Husband and Wife as Joint Tenants with Right of Survivorship, 5 ACRE FEET OF WATER RIGHTS UNDER PERMIT NO. 53907 currently serving all that certain real property in the County of Lyon, State of Nevada, bounded and described as follows:

All that certain real property being a portion of SW ¼ of SE ¼ of Section 7, T 10 N, R 24 E, M.D.B.&M., Lyon County, Nevada, described as follows:

Parcel No. 1 as shown on the Parcel Map for William M. Weaver, Jr., recorded in the Official Records of Lyon County, Nevada on July 7, 1987 as Document No. 108743.

**THE WATER IS TO BE DIVERTED AND USED FOR THE GRANTEE'S BENEFIT ON THE FOLLOWING DESCRIBED PROPERTY:**

Lot 5 as shown on the Final Map of Lodgepole Ranch Estates Unit #2, recorded in the Official Records of Lyon County, Nevada on November 21, 1996 as Document No. 199979.

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

Dated: October 14, 2004

Steven H. Ragan  
Steven H. Ragan

Leslie A. Ragan  
Leslie A. Ragan

STATE OF NEVADA )

COUNTY OF LYON )

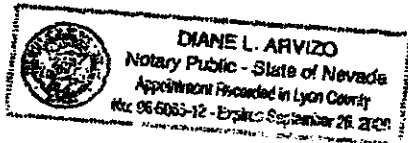
On 10-14-04 personally appeared before me, a Notary Public,

STEVEN H. RAGAN,

LESLIE A. RAGAN

who acknowledged that They executed the above instrument.

Signature: Diane Arvizo  
(Notary Public)



KENNY C. GUINN  
Governor

STATE OF NEVADA

ALLEN BIAGGI  
Director



TRACY TAYLOR, P.E.  
State Engineer

DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
DIVISION OF WATER RESOURCES

901 S. Stewart Street, Suite 2002  
Carson City, Nevada 89701  
(775) 684-2800 • Fax (775) 684-2811  
<http://water.nv.gov>

November 2, 2006

RE: 53907

Joe Benigno and Dhana Benigno  
1464 Carlson Drive  
Gardnerville, NV 89410

Dear Mr. and Mrs. Benigno:

Please be advised that your *Report of Conveyance* received on May 18, 2006 is hereby confirmed to update ownership of a portion of **Permit 53907** for 5.0 acre-feet annually at a diversion rate of 0.0165 cubic-feet per second in the name of **Joe Benigno and Dhana Benigno**. Application to Change 74580 has been filed to change this portion of Permit 53907 and is currently in Application status. The updated *Summary of Ownership* is enclosed for your reference.

Also be advised that according to NRS 533.386 (2.), this confirmation of your Report of Conveyance does not guarantee that a) the water right is in good standing with the office of the State Engineer; or b) the amount of water referenced in the notice or in the report of conveyance is the actual amount of water that a person is entitled to use.

This confirmation reflects only the information that has been filed with this office and may be subject to amendment upon receipt of additional documentation. The owner is responsible for notifying the State Engineer's office of any change of address in writing. If you have any questions, please contact this office at (775) 684-2800.

Sincerely,

  
Jay Johnson  
Engineering Technician III

JLJ/lld

Enclosure: *Summary of Ownership*  
cc: Steven H. Ragan

DOC # 0392612

10/03/2006 04:26 PM

**Official Record**

Requested By  
TITLE SERVICE & ESCROW

Lyon County - NV

Mary C. Milligan - Recorder

Page 1 of 2 Fee: \$15.00  
Recorded By: KSL RPTT: \$2,281.50

A.P.N.: 10-741-15  
File No: 142-2287219 (MK)  
R.P.T.T.: \$2,281.50  
TSL 31243



When Recorded Mail To: Mail Tax Statements To:  
Gene E. Hulstrom and Donna Hulstrom  
711 N. Lyon Ave 711 N. Lyon Ave  
San Jacinto, Ca 92582 San Jacinto, CA 92582

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Steven H. Ragan and Leslie A. Ragan, husband and wife as Joint Tenants

do(es) hereby GRANT, BARGAIN and SELL to

Gene E. Hulstrom and Donna Hulstrom, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Lyon, State of Nevada, described as follows:

All that certain real property being a portion of SW 1/4 of SE 1/4 of Section 7,T 10N, R 24E, M.D.B. & M., Lyon County, Nevada described as follows:

Parcel No. 1 as shown on the Parcel No. 1 as shown on the Parcel Map for William M. Weaver, Jr., recorded in the Official Records of Lyon County, Nevada on July 7,1987 as Document No. 108743.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 08/16/2006

12/18/2006 10:03:20 AM

392612

12/18/2006  
002 of 2

Steven H. Ragan  
Steven H. Ragan

Leslie A. Ragan  
Leslie A. Ragan

STATE OF Nevada )  
COUNTY OF Douglas ) : ss.

This instrument was acknowledged before me on August 28, 2004 by Steven H. Ragan and Leslie A. Ragan.

[Signature]  
Notary Public  
(My commission expires 10-7-09)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 16, 2006** under Escrow No. **142-2287219**.

