IN THE UNITED STATES DISTRICT COURT

FOR THE DISTRICT OF NEVADA

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

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:

Name(s)
STEVEN H. RAGAN
LESLIE A. RAGAN

Street or P.O. Box
PO. BOX 203
WELLINGTON, NV. 89444

Town or City State ZipCode

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

Name(s)

① GENE E. HULSTROM
DONNA HULSTROM

② JOE BENIGNO
OHANA BENIGNO

③ PHILLIP GANGWISH
KAREN GANGWISH

Street or P.O. Box

(SEE ATTACHMENT)

Town or City State ZipCode

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

- [x] 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

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* **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

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

Executed this 8TH 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 OWNERS ADDRESSES

(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

UNITED STATES OF AMERICA,	
Plaintiff,	
WALKER RIVER PAIUTE TRIBE,	IN EQUITY NO. CV-125-ECR
Plaintiff-Intervenor,	SUBFILE NO. C-125-B
v.	
WALKER RIVER IRRIGATION DISTRICT, a corporation, et al.,	**ORDER REGARDING CHANGES IN OWNERSHIP OF WATER RIGHTS**
Defendants.	

U.S. DISTRICT COURT DISTRICT OF NEVADA ENTERED & SERVED JUL 16 2003 CLERK, U.S. DISTRICT COURT BY DEPUTY

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

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

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

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

207.

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

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

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

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

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

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

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

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

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

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

IT IS SO ORDERED:

Dated: July 9, 2003.

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

DOC # 331936
Conformed 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 GRANTEES 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

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 the Y executed the above instrument.

Signature (Notary Public)

DIANE L. ARVIZO
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 96-5065-12 - Expires September 20, 2008

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

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,

JJohnson

Jay Johnson
Engineering Technician III

JLJ/lld
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. Milligan - 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 GRANTEES 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

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
(Notary Public)

DIANE L. ARVIZO
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 96-6083-12 - Expires September 26, 2008

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,

Johnson

Jay Johnson
Engineering Technician III

JLJ/lld
Enclosure: *Summary of Ownership*
cc: Steven H. Ragan

DOC # 392612
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
0392612

A.P.N.: 10-741-15

File No: 142-2287219 (MK)

R.P.T.T.: $2,281.50

TSL 31243

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

Mail Tax Statements To:
711 N. Lyon Ave
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 Offilcal 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

392612 10/03/2006 002 of 2

Steven H. Ragan

Leslie A. Ragan

STATE OF Nevada)
: ss.
COUNTY OF Douglas)

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

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.**

KIM GARCIA
NOTARY PUBLIC
STATE OF NEVADA
Appt. Recorded in Carson City
My Appt. Expires October 7, 2009
No: 05-100595-3