

U.S. DISTRICT COURT
DISTRICT OF NEVADA
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UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

UNITED STATES OF AMERICA,

Plaintiff,

WALKER RIVER PAIUTE TRIBE,

Plaintiff-Intervenor,

vs.

WALKER RIVER IRRIGATION
DISTRICT, et al.,

Defendants.

In Equity No. C-125-ECR (RAM)
Subfile No. C-125-C

ORDER¹

MINERAL COUNTY,

Proposed Plaintiff-
Intervenor,

vs.

WALKER RIVER IRRIGATION
DISTRICT, et al.,

Proposed Defendants.

On April 3, 2000, the court filed an Order Concerning Status of Service on Defendants (Doc. #327). Among other things, that order provided that Mineral County should file and serve any motions and supporting documentation to dismiss certain proposed defendants in August of 2000. On

¹At the December 18, 2001 hearing on this motion, the parties indicated their respective consent to having Mineral County's Amended Motion to Add and Dismiss Certain Parties (Doc. #377) be decided by the undersigned Magistrate Judge. See 28 U.S.C. § 636(c).

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1 August 8, 2000, Mineral County filed a Motion to Dismiss and Substitute Proper Parties (Doc. #354).
2 The Walker River Irrigation District (the "District") filed a response to Mineral County's motion (Doc.
3 #358). On April 30, 2001, Mineral County filed its Amended Motion to Add and Dismiss Certain
4 Parties (Doc. #377). Mineral County then filed its Supplemental Attachments to Amended Motion
5 to Add and Dismiss Certain Parties ("Supplemental Attachments") (Doc. #379). The District has
6 responded (Doc. #386)². The United States Board of Water Commissioner's (the "Board")
7 concurrently filed a response (Doc. #385)³. The respective responses address certain parties listed in
8 Mineral County's Amended Motion and Supplemental Attachments. A hearing on the Amended
9 Motion was held before the undersigned Magistrate Judge on December 18, 2001. Based on the written
10 submissions and oral arguments of counsel, the court finds and orders as follows:

11 A. Mineral County's Motion to Dismiss Persons or Entities Found to Have No Water Rights in
12 Walker River

13 To the extent identified below, Mineral County's motion to dismiss persons or entities having
14 no water rights in Walker River is granted. The court has not dismissed any defendant from the case
15 solely on Mineral County's representations. *Accord* Doc. #257, Order of Judge Reed dated March 2,
16 1999, at 4. "As to certain defendants, dismissal is appropriate; as to others, it is not." *Id.* The court's
17 findings as to each defendant are set forth below:⁴

- 18 1. **Adams, Robert Taylor** (deceased).
- 19 2. **Aiazzi, James and Anastasia** (no water rights as individuals; served as Aiazzi Ranches).
- 20 3. **Arrache, Juan** (deceased). Mineral County seeks to substitute the Arrache Family Trust.

21 However, the real property records do not support Mineral County's proposed addition of the Arrache

22
23 ²The District's Response addresses only those water rights holders who are Walker River Irrigation
24 District members.

25 ³The Board's Response addresses only those parties who are water rights holders and direct assesses of
26 the United States Board of Water Commissioners.

27 ⁴To the extent dismissal is disputed by the District or the Board, the court will discuss and determine the
28 propriety of dismissal. To the extent not disputed by neither the District nor the Board, the court simply notes
the justification for dismissal and finds accordingly. *See* Fed. R. Civ. P. 25 (a), (c).

1 Family Trust. The Mono County records still indicate that Juan Arrache owns the property. If the
2 property has been conveyed into a trust, this conveyance should be reflected in supporting county
3 records. The court denies the motion to dismiss without prejudice. *See infra* B.3.

4 4. **Alpers Ranch Co., Inc.** Mineral County seeks to dismiss Alpers Ranch Co., Inc., as a
5 defunct corporation, and substitute Fred E. Alpers, individually. *See infra* B.4. The District's assessment
6 records indicate that Frederick E. Alpers and Barbara L. Alpers are assessed as co-trustees of the F&B
7 Trust. Mineral County's motion to dismiss Alpers Ranch Co., Inc. is granted.

8 5. **Baker, Calvin, Virginia, Steven, and Cherie.** Cherie, Steven, and Virginia Baker were
9 previously dismissed as defendants. *See* Doc. #257 ("Dismissal Order"), at 6. The motion to dismiss
10 Cherie, Steven, and Virginia Baker is denied as moot. Calvin Baker's water rights were conveyed by
11 deed to the Botelhos. *See infra* B.4. Mineral County's motion to dismiss Calvin Baker is granted.

12 6. **Barrett Family Trust, Ronald C. Barrett, Trustee.** Mineral County seeks to dismiss the
13 Barrett Family Trust, Ronald C. Barrett, Trustee, and to substitute William J. Campbell based upon
14 a deed wherein the Barrett Family Trust conveyed real property located in Lyon County, together with
15 all appurtenances and underground well water rights to William J. Campbell. The District asserts,
16 however, that their assessment records indicate that the Farias Revocable Trust Agreement, Lester M.
17 & Josephine Farias, Trustees, is currently assessed with respect to assessments purportedly conveyed
18 by the Barrett Family Trust. District's Response, at 5. Both parties agree that the Barrett Family Trust,
19 Ronald C. Barrett, Trustee, should be dismissed. Mineral County's motion is therefore granted.
20 Furthermore, both parties agree that William J. Campbell and the Farias Revocable Trust Agreement,
21 Lester M. & Josephine Farias, Co-Trustees, should be added as defendants. *See infra* B.6.

22 7. **Batchelder, Fred and Josephine** (rights conveyed, *see infra* B.7.).

23 8. **Bayer, Albert** (deceased).

24 9. **Beagle, Billy Roy and Thelma G.** (rights conveyed by deed to Robert D. and Linda K.
25 Webb).

26 10. **Bennett, Helen** (rights conveyed by deed to Janet S. Bennett).

1 11. **Blades, Jerry L. and Regina** (rights conveyed by deed to Richard H. Bein and C. Ellen Bein,
2 *see infra* B.11.).

3 12. **John R. Hargus and Adah M. Blinn Trust, John R. Hargus and Adah M. Blinn,**
4 **Trustees** (dismiss and substitute Robert Lewis Cooper as successor trustee, *see infra* B.12.).

5 13. **Bliss, Maurice A. and Agnes C.** (rights conveyed by deed to Janet Bliss Hunewill and
6 Stanley L. Hunewill).

7 14. **Brown, Lois.** By deed dated July 12, 1999, Lois Brown conveyed all real property and water
8 rights to her son Ross Brown. The District argues Lois Brown remains on the District's assessment
9 records. District's Response, at 6. The court denies without prejudice Mineral County's motion to
10 dismiss Lois Brown until it is established that Lois Brown no longer holds water rights.

11 15. **Bryan, Vernon and Maggie.** Mineral County seeks to add Vernon F. and Maggie Bryan,
12 individually. The District's challenges the proposed addition⁵, asserting that their assessment records
13 continue to list Vernon F. Bryan, Inc. as the record owner of the water rights. Mineral County argues
14 that Nevada Secretary of State corporation records indicate that the corporate entity, Vernon F. Bryan,
15 Inc., was revoked September 1, 1997. Despite the revocation, property may be held in a corporate
16 name until disposed of or otherwise conveyed. Nev. Rev. Stat. § 78.585. Mineral County has supplied
17 no documentation that Vernon or Maggie Bryan own water rights individually and, therefore, the
18 motion is denied.

19 16. **Burnett, Kenneth R. and Sharon L.** Mineral County seeks to dismiss the Burnetts and
20 add Gilbert Meacham, *see infra* B.16. Mineral County relies upon a contract for sale of property
21 between the Burnetts and Meacham in which the former conveyed to the latter two lots in the Silver
22 Springs Subdivision of Lyon County, Nevada. *See* District's Response, at B-12. The contract does not
23 contain a description of the property conveyed, however the District asserts that the Silver Springs
24 Subdivision generally is outside of the District's boundaries. The Burnetts are assessed as owning two

25 ⁵The District also challenges any dismissal of Vernon F. Bryan, Inc. However, the court does not
26 construe Mineral County's motion as requesting such a dismissal. Mineral County apparently agrees that Vernon
27 F. Bryan, Inc. is a properly named party, but, in addition, seeks to add Vernon and Maggie Bryan, individually.
28 *See* Amended Motion, at 4-5.

1 parcels which are deemed within the District's boundaries. See *id.* at B-12, 14. Because no
2 documentation shows the conveyance of the two parcels within the District's boundaries, Mineral
3 County's motion is denied.

4 17. **Cardinal, Michael and Sally** (rights conveyed by deed to Joseph A. and Kim I. Gattuso).

5 18. **Casey, Michael A. and Claudia C.** In August of 1994, the Caseys conveyed by deed all
6 real property described as "the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 13 North,
7 Range 25 East, MDB&M, Lyon County, Nevada,"⁶ ("Parcel B") to William Stone. District's Response,
8 at A-17. Mineral County seeks to dismiss the Caseys based on the Casey-Stone deed. However, the
9 Casey-Stone conveyance, apparently, did not extinguish all of the Casey's water rights. Three more
10 conveyances of portions of Parcel B and the appurtenant Parcel A were made by the Caseys during
11 1994. All three deeds reserved unto the Caseys all water, water rights, ditch, and ditch rights
12 appurtenant to the respective properties. The Casey-Stone deed alone did extinguish the Caseys' water
13 rights and, therefore, the motion to dismiss is denied.

14 19. **Coutts (Wilson), Laurie Lynn.** Coutts conveyed two parcels of real property located in
15 Lyon County in July of 2000. District's Response, at A-21-24. The parcels were identified as "Parcel
16 2A" and "Parcel 2B-2." Mineral County has not submitted documentation to verify that Coutts no
17 longer holds any water rights in any remaining parcels, if any. It would be premature to dismiss Coutts
18 based only on the information supplied by Mineral County, when coupled with the fact that the
19 District's records continue to list Coutts as holding water rights. *Id.* The motion is denied. The caption
20 will be amended to read Laurie Lynn Wilson.

21 20. **William G. Cremetti Trust, William G. Cremetti, Trustee** (dismiss and substitute Wanda
22 M. Hicks and Verna N. Debrick as successor co-trustees, see *infra* B.20.).

23 21. **Cutler, Diane A.** Mineral County requests that Diane Cutler be removed from the caption,
24 but has no documentation other than the assessment list of the District to verify the request. According
25 to Mineral County, Cutler's daughter stated Diane Cutler sold her water rights to Walker River Land
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27 ⁶The right hand margin of the copy of this deed has been cut off.

1 Corp. *See infra* B.21. The District does not oppose the proposed dismissal and substitution. Based on
2 Mineral County's representations and the District's assessment list, the motion to dismiss is granted.

3 22. **Day, Charles E. and Lucile M.** (rights conveyed by deed to various parties. Property is
4 currently assessed to Weaver Properties, LLC). Weaver Properties, LLC is already on the caption.
5 Weaver Properties, LLC is currently assessed for property previously billed to Mustang Properties.
6 Accordingly Mustang Properties is dismissed.

7 23. **Dini, Tosca.** Mineral County's motion to dismiss is granted as to Tosca Dini. Tosca
8 Renner is substituted. *See infra* B.23.

9 24. **Dye Family Trust.** The Dye Family Trust , Marvin V. Dye and Kathleen M. Dye, Co-
10 Trustees was previously dismissed. *See* Dismissal Order, at 10-11. Mineral County's motion is denied
11 as moot. The parties agree the proper party to add is the L &M Family Limited Partnership. *See infra*
12 B.24.

13 25. **Ellsworth, Susan** (rights conveyed by deed to Frade Ranches, Inc.).

14 26. **Everett, Henry** (deceased).

15 27. **Fitz, George O.** (rights conveyed by deed to Edward and Linda Stockton).

16 28. **Friedhoff, George W.** (deceased). The District argues that they have received no
17 information to verify who inherited water rights previously owned by Friedhoff. Helen Friedhoff
18 indicated that she was the heir to George Friedhoff. Helen Friedhoff is already on the caption and is
19 on the District's assessment list. In light of those facts, the court grants the motion to dismiss.

20 29. **Gable Family Trust.** Mineral County seeks to dismiss the Gable Family Trust and
21 substitute Don Ray Gable Trust, Don Ray Gable, Trustee, *see infra* B.29, asserting that the name on
22 the caption is merely a mistake. The District's records currently contain entries for both the Gable
23 Family Trust, O.D. & M.P. Gable, Co-Trustees; and Don Ray Gable, individually. District's Response,
24 at B-35-38. Mineral County's motion to dismiss the Gable Family Trust is granted, provided that the
25 Gable Family Trust, O.D. & M.P. Gable, Co-Trustees and Don Ray Gable, individually, shall remain
26 on the caption.

27 30. **Giodo, Virginia** (deceased).

1 31. **Giorgi, Daniel Elmo.** Mineral County seeks to dismiss Daniel Elmo Giorgi and to substitute
2 Leanna Marie Ogle (already named in caption). *But see infra* A.51. The District argues, however, that
3 they currently assesses Keith and Virginia Savage for assessments previously billed to Giorgi. District's
4 Response, at B-39. By deed dated December 18, 1995, Giorgi conveyed certain real property located
5 in Lyon County to Ogle (noted as "Parcel B"). On July 31, 2000, Giorgi (and Ogle) conveyed certain
6 real property to the Savages (noted as "Parcel C"). *Id.* With respect to Parcel C, the proper party to
7 substitute would be the Savages (who are already named as parties). Mineral County's motion to
8 dismiss Giorgi is therefore granted.

9 32. **Hardy, Karen Lund.** By deed dated December 9, 1996, Karen Lund Hardy conveyed
10 certain real property to the Hans N. Lund and Marie N. Lund Trust, Hans N. Lund and Marie N. Lund,
11 Trustees. The property was described as "Lot 35 as shown on the map of Moundhouse Estates." *Id.*
12 at A-39. Mineral County asserts Hardy should be dismissed as she conveyed all of her water rights by
13 the 1996 deed. However, the District's records indicate that Lund received interests in other properties
14 located in Lyon County by deeds dated August 23, 1996 and June 24, 1999. *Id.* at B-40-43.
15 Accordingly, Mineral County's motion to dismiss is denied.

16 33. **Hill, Lynn M.** (rights conveyed to Marvin and Lynn Peterson Trust, Marvin F. Peterson
17 and Lynn M. Peterson, Co-Trustees, *see infra* B.33.).

18 34. **Hollands, Sandra** (rights conveyed by deed to Frade Ranches, Inc.).

19 35. **Hunewill, Harvey E. and Phyllis** (rights conveyed to Harvey E. and Phyllis Hunewill Trust,
20 Harvey and Phyllis Hunewill, Co-Trustees, *see infra* B.35.).

21 36. **Jenkins, Joyce** (deceased)⁷. The District argues that they have received no information
22 to verify who inherited water rights previously owned by Jenkins. Larry Jenkins indicated that he was
23 the sole heir to Joyce Jenkins. Larry Jenkins is already on the caption and is on the District's assessment
24 list. In light of those facts, the court grants the motion to dismiss.

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27 ⁷The Amended Motion incorrectly identifies Joyce Jenkins as "Joyce Jensen."
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1 37. **Junction Range.** Mineral County seeks to dismiss Junction Range and substitute Arnold
2 Settlemeier and Bently Agridynamics. "Junction Range" is the name of the property on which a ranch
3 belonging to Settlemeier exists. Pursuant to a settlement for a hazardous waste spill on part of the
4 property, the Bently Family Limited Partnership, d.b.a. Bently Agridynamics, took a part interest in
5 the property. Settlemeier seemingly retains the rest of the property. The Board's assessment for the
6 property is sent to Settlemeier Ranches, Inc. and Bently Family Limited Partnership. *See infra* B.37.
7 The motion to dismiss Junction Range is granted.

8 38. **Keeley, Marvin and Edith.** Mineral County seeks to dismiss Marvin Keeley, deceased, and
9 Edith Keeley and to substitute James McKay. The records of Lyon County do not reveal any property
10 interest owned by Edith Keeley, however the District's assessment list currently lists Edith Keeley.
11 District's Response, at B-46-55. According to Mineral County, "local sources" indicate Edith Keeley
12 predeceased Marvin and, at Marvin's death, the entire property and water rights went to James McKay.
13 In support, Mineral County offers a copy of the probate order of Marvin's estate. However, Mineral
14 County has submitted no documentation that Edith Keeley is deceased or otherwise ceases to hold
15 water rights. The motion to dismiss Edith Keeley is denied without prejudice. The motion to dismiss
16 Marvin Keeley is granted.

17 39. **King, Roy.** By deed dated December 11, 1986, Roy King and his wife conveyed their
18 interest in real property located in Lyon County, Nevada, to the William S. Rauber and Charlotte F.
19 Rauber Declaration of Trust, William S. Rauber, Trustee. The land was described as that parcel
20 situated in "the West ½ of Section 13, Township 12 North, Range 25 East, MDB&M, Lyon County,
21 Nevada." On October 9, 1997, King conveyed real property described as that parcel situated in
22 "Section 3, 4, and 10, Township 11 North, Range 25 East, MDB&M, Lyon County, Nevada," to the
23 Morgan Family 1996 Trust. District's Response, at B-56. The District asserts that their records list
24 the Morgan Family 1996 Trust, James R. Morgan, Trustee, as the successor to Roy King for assessment
25 purposes. District's Response, at B-56-58. The District further asserts that the motion to dismiss should
26 be denied until Mineral County can verify the correct identity of the party to be substituted. However,
27 it seems clear from the documentation submitted that King conveyed two distinct parcels. Because
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1 King does not appear on any other interest in land in Lyon County, *see* Amended Motion, at 9, dismissal
2 is proper. The motion to dismiss King is granted. Both the William S. Rauber and Charlotte F. Rauber
3 Declaration of Trust, William S. Rauber, Trustee, and the Morgan Family 1996 Trust, James R.
4 Morgan, Trustee, are already named as parties.

5 40. **Lessenger, Ruby.** Mineral County seeks to dismiss Ruby Lessenger and to substitute Jan
6 B. Eveatt, *see infra* B.40., based upon a deed wherein Lessenger conveyed real property located in Lyon
7 County to Eveatt. District's Response, at A-54. However, in tracing the chain of title, Eveatt's estate
8 later conveyed the same parcel to Wallace J. and Linda P. Lee on February 14, 2000. *Id.* at B-59. *See*
9 *infra* B.40. The motion to dismiss as to Ruby Lessenger is granted.

10 41. **L.T.R. Enterprises.** By deed dated August 25, 1986, L.T.R. Enterprises conveyed certain
11 interests in real property to Harvey E. Hunewill and Phyllis P. Hunewill Trust, Harvey E. Hunewill and
12 Phyllis P. Hunewill, Co-Trustees. The deed states that an undivided twenty-five percent interest was
13 conveyed. By deed dated December 27, 1999, L.T.R. Enterprises conveyed additional lands to Casino
14 West, Inc. District's Response, at B-61. The District currently assesses Casino West, Inc. for
15 assessments previously billed to L.T.R. Enterprises. *Id.* at 15. Therefore, the motion to dismiss L.T.R.
16 Enterprises is granted. The court has directed that the Harvey E. Hunewill and Phyllis P. Hunewill
17 Trust, Harvey E. Hunewill and Phyllis P. Hunewill, Co-Trustees, be named as a party. *See infra* B.35.
18 Casino West, Inc. shall also be named as a party and served accordingly. *See infra* B.41.

19 42. **Mahon, Donald N. and Margaret D.** (rights conveyed by deed to Billy and Julie Bolt).

20 43. **Mann, Charles F.** According to documentation submitted by the District, Charles Mann
21 currently owns water rights. District's Response, at B-64. The motion to dismiss is denied.

22 44. **Marriot, Carlis.** The Dismissal Order (Doc. #257) already granted the dismissal of Carlis
23 Marriot. *See* Dismissal Order, at 15. The motion is denied as moot.

24 45. **Menesini, Lucinda** (deceased). The District currently assesses Donald Menesini and
25 Cynthia L. Menesini for assessments previously billed to Donald and Lucinda Menesini. Donald
26 Menesini is already named in the caption. In light of those facts, the motion to dismiss is granted.
27 Cynthia L. Menesini shall be added to the caption and served.

1 46. **Minister, Francis and Rose Alice** (rights transferred to Bolton Rose Trust, Francis and
2 Rose Alice Minister, Trustees, *see infra* B.46.).

3 47. **Moore, Monica R. and Anthony P.** By deed dated September 11, 1996, Monica and
4 Anthony Moore conveyed property to Alfred W. and Joy Lee Palmer (already on the caption). Mineral
5 County seeks dismissal of the Moore's based on the 1996 Deed. However, in tracing the chain of title,
6 (a) Monica Moore conveyed her interest to Anthony by deed; (b) Anthony Moore conveyed his interest
7 to Joy Palmer by deed dated May 9, 1997; (c) Joy Palmer conveyed her interest to herself and Robin
8 S. Mason in October of 1999; and, finally, (d) Joy Palmer and Robin Mason conveyed their interests
9 to William K. Vicencio and Susan Steneri in May of 2000. *See infra* B.47. The motion to dismiss the
10 Moores is granted.

11 48. **Moreda Dairy.** Property held by the Moreda Dairy, a Nevada general partnership, was
12 conveyed in April 1999 by deed to Joanne and Roger Ligtenberg, Trustees of the Ligtenberg Family
13 Trust.⁸ The District argues that the Moreda Dairy still remains on their assessment records. Mineral
14 County stipulated that dismissal was improper. As such, the motion is denied as moot.

15 49. **Nannini, Guido** (deceased). Mineral County seeks to dismiss Guido Nannini, deceased,
16 and substitute Anna Nannini. Anna Nannini is already on the caption and Guido Nannini was
17 previously dismissed. Doc. #252, at 53. The District's assessment records indicate that the Anna
18 Nannini Revocable Trust, Anna Nannini, Trustee, is currently billed in connection with this
19 assessment. *See infra* B.49.

20 50. **Nuti, Ralph C., Lawrence M., Michael A., Richard B., Mary R., Leslie J., Nancy J.,**
21 **and Cynthia** (collectively the "Nutis"). Mineral County seeks to dismiss the Nutis based on a 1998
22 deed in which they conveyed real property to the Six-N Ranch, a closely held corporation. District's
23 Response, at A-61-62. The District asserts that the Nutis continue to appear on the District's current
24 assessment list. The 1998 deed apparently did not extinguish all of the Nutis' interests. The motion
25 to dismiss is denied. The Six-N Ranch is already named as a party.

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28 ⁸The right hand margin of the copy of this deed has been cut off.

1 51. **Ogle, Leanna Marie.** Mineral County now seeks to dismiss Leanna Marie Ogle in light
2 of a deed conveying her interest in water and ditch rights to Keith and Virginia Savage. *But see*
3 *supra* A.31. The District does not object to dismissing Ogle. The motion to dismiss is granted. Keith
4 and Virginia Savage are already named as parties.

5 52. **Olson, Robert D.** (rights conveyed by deed to Curtis & Sons Construction, Inc., *see infra*
6 B.52.).

7 53. **Peeples, Josiah** (deceased).

8 54. **Pelayo, Dan** (rights conveyed by deed to R.A. Pelayo).

9 55. **Pellegrini, Violet Fern.** Mineral County seeks to dismiss Violet Fern Pellegrini and to
10 substitute Margaret I. Mench, Ila Mae Funkhauser, and Cheryl Del Porto (currently named in caption)
11 based upon a deed wherein the Violet Fern Pellegrini Trust, Violet Fern Pellegrini, Trustee, conveyed
12 real property to Mench, Funkhauser, and Del Porto. District's Response, at A-67. The District's
13 records indicate, however, that in 1998, Mench, Funkhauser, and Del Porto conveyed the parcel to
14 Kirk Andrew and Christy De Long Stanton. *Id.* at B-80. Furthermore, attempted service on
15 Funkhauser on May 10, 2001, indicated that she no longer owns the land. *See* Supplemental
16 Attachments. In light of the superceding 1998 deed, the motion to dismiss Pellegrini is granted. Kirk
17 Andrew and Christy De Long Stanton shall be added and served pursuant to Federal Rule of Civil
18 Procedure 4. *See infra* B.55.

19 56. **Perrin Trust, Francis L. & Mary K. Perrin, Co-Trustees, and Clarence H. Perrin**
20 **Testamentary Trust, Helen J. Schrock & Nancy Jo Plattner, Successor Trustees.** Mineral County
21 seeks to dismiss the Perrin Trust and the Clarence H. Perrin Testamentary Trust and substitute the
22 Flying "A" Ranch (already named on the caption) based on a 1991 deed wherein the Trusts conveyed
23 real property located in Lyon County to the Flying "A" Ranch. *See* District's Response, at A-68-70.
24 The property conveyed in the 1991 deed was identified as "Parcel 1" of "Section 25, Township 12
25 North, Range 23 East, MDB&M, Lyon County, Nevada." In 1994, the Trusts conveyed a portion of
26 "Parcel 2." *Id.* at B-85. The District's records continue to list the Clarence H. Perrin Testamentary
27 Trust and the Perrin Trust as water rights holders. Based on those facts, it appears that the 1991 and
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1 1994 deeds did not extinguish all property interests of either the Clarence H. Perrin Testamentary Trust
2 or the Perrin Trust. Accordingly, the motion to dismiss is denied. The caption shall be amended to
3 read: "Perrin Trust, Francis L. & Mary K. Perrin, Co-Trustees," and "Clarence H. Perrin Testamentary
4 Trust, Helen J. Schrock & Nancy Jo Plattner, Successor Trustees."

5 57. **Perriseau, Modesta** (rights conveyed by deed to Pamela Haas and Frank and Betty Floyd,
6 *see infra* B.57.).

7 58. **Phillips, Joan F. and Richard L.** (rights transferred to Walker River Irrigation District).

8 59. **Plymouth Land & Stock Company.** Mineral County seeks to dismiss the Plymouth Land
9 & Stock Company based on records of the Secretary of State that indicate no corporation exists by
10 that name. Amended Motion, at 13. Lands once owned by the Company are assessed to the California
11 Department of Fish and Game and to Milton Dressler. Board's Response, at 4. Accordingly, the motion
12 to dismiss Plymouth Land & Stock Company is granted. California Department of Fish and Game and
13 Milton Dressler shall be added. *See infra* B.59.

14 60. **Polish, Louis** (deceased). The District argues that they have received no information to
15 verify who inherited water rights previously owned by Polish. Evelyn Polish indicated that she was the
16 heir to Louis Polish. Evelyn Polish is already on the caption and is on the District's assessment list.
17 In light of those facts, the court grants the motion to dismiss.

18 61. **Porter, Harold and Sherri** (rights conveyed by deed to the William M. Weaver, Jr.,
19 Revocable Trust Agreement). The Board currently assesses Casino West, Inc., and the Romero Family
20 Trust for the property formerly owned by the Porters. Board's Response, at 5. The court has previously
21 directed Casino West, Inc., be added as a party and served. *See infra* B.41. The Romero Family Trust,
22 Benito Antonio and Linda Irene Romero, Co-Trustees, shall be added. *See infra* B.61.

23 62. **Ramsey, Leila** (rights conveyed by deed to Joyce Lee and George Lloyd Hughes). The
24 Hughes later conveyed that property previously billed to Leila Ramsey to Viola Stoneburner. *See*
25 District's Response, at B-89-95. Viola Stoneburner shall be added. *See infra* B.62.

1 63. **Riva, Anne** (deceased)⁹.

2 64. **Sario Livestock Company**. Mineral County seeks to dismiss Sario Livestock Company
3 and substitute O. Kyle and Leoma Vaughan and Sierra Nevada Landco, Inc., based on two deeds in
4 which Sario Livestock Co. transferred property located in Lyon County, Nevada. Board's Response,
5 at A-64. However, the land which Sario Livestock Co. owns which has Walker River Decree Rights
6 is located in Mono County, California not Lyon County, Nevada. *Id.* at 5. The motion to dismiss is
7 therefore denied.

8 65. **Sceirine, Jackie** (deceased). Mineral County seeks to dismiss Jackie Sceirine, deceased,
9 and to substitute Beverly, William Todd, and Michael Duane Sceirine ("the heirs") based upon a
10 probate order filed in 1998 in which the heirs received that property previously assessed to Jackie. *See*
11 *infra* B.65. The District's assessment list, however, currently lists Beverly Sceirine and Sceirine
12 Fredericks Ranch in connection with this assessment. District's Response, at B-95A. The motion to
13 dismiss Jackie Sceirine is granted. Beverly Sceirine and Sceirine Fredericks Ranch shall be added. *See*
14 *infra* B.65.

15 66. **Schmidt, Judy**. Mineral County seeks to dismiss Judy Schmidt and to substitute Granite
16 Properties based upon a June, 1997 deed wherein Schmidt conveyed real property located in Lyon
17 County to Granite Properties Inc. District's Response, at A-75-76. However, in December, 1997,
18 Granite Properties Inc. conveyed the same parcel to Jack C. and Darlene S. Zippwald. *Id.* at B-96. *See*
19 *infra* B.66. The motion to dismiss Judy Schmidt is granted.

20 67. **Shoemaker Trust Agreement, Janice K. Shoemaker, Trustee**. Mineral County asserts
21 that Janice K. Shoemaker should be dismissed and David Sceirine substituted as trustee of the
22 Shoemaker Trust Agreement. Mineral County does not provide any supporting documentation for
23 the proposed dismissal and substitution other than a return of service form wherein the process server
24 listed David Sceirine as the Trustee of the Shoemaker Trust Agreement. District's Response, at A-77-

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26 ⁹Herbert R. Riva is Anne Riva's surviving co-tenant. The District notes that the caption contains a
27 typographical error, listing Herbert R. Riva as "Hervert R. Riva." The caption shall be amended to correct the
28 mistake.

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1 78. The District's records currently list Janice K. Shoemaker as the trustee of the Shoemaker Trust
2 Agreement. *Id.* at B-98-99. Therefore, the motion to dismiss Janice K. Shoemaker is denied without
3 prejudice.

4 68. **Silva, Gary and Tildean** (rights conveyed by deed to Sunrise Ranch LLC, *see infra* B.68.).

5 69. **Silva, Paul S.** Mineral County seeks to dismiss Paul S. Silva, deceased, and substitute
6 Dorthella A. Silva. Mineral County has made no effort to determine who inherited the water rights
7 that once belonged to the deceased. Dorthella Silva simply indicated on her waiver of service form that
8 Paul Silva is deceased. The District currently assesses Paul A. and Shirley E. Huuha for assessments
9 previously billed to Paul and Dorthella Silva. District's Response, at B-100-01. Until Mineral County
10 provides documentation to verify the correct identity of the party to be substituted, the court denies
11 without prejudice the motion to dismiss.

12 70. **Simmons, Patricia.** By deed dated June 28, 1990, Patricia Simmons conveyed her interest
13 in real property to Stanley C. and Leia H. Simmons. District's Response, at A-79. The District,
14 however, asserts that Patricia Simmons remains on its assessment list, citing a 1976 deed wherein
15 Stanley C. and E. Patricia Simmons were conveyed the real property at issue. *Id.* at B-102. The motion
16 to dismiss Patricia Simmons is denied. Stanley C. and Leia H. Simmons are already named as parties.

17 71. **Singer, Steve and Linda** (rights conveyed by deed to Charles Price, *see infra* B.71.).

18 72. **Smith, Grant and Gaila.** Mineral County seeks to dismiss Steve and Linda Singer and to
19 substitute James L. and Mary L. Mattice (already named on the caption) based upon a 1997 deed
20 wherein Grant and Gaila Smith, Co-Trustees of the Grant B. and Gaila M. Smith Family 1996
21 Revocable Trust, conveyed real property located in Lyon County to James L. and Mary L. Mattice.
22 District's Response, at A-81. The District, however, asserts that the Smiths remains on its assessment
23 list, citing a 1994 deed wherein Grant Smith conveyed certain real property to Grant B. and Gaila M.
24 Smith. *Id.* at B-106. The 1994 deed conveyed a parcel of property situated in "the South ½ of the
25 Southwest 1/4 of Section 11, Township 13 North, Range 25 East, MDM, County of Lyon, Nevada."
26 *Id.* The 1997 deed conveyed a parcel of property situated in "the North ½ of Southwest 1/4 of Section
27 14, Township 13 North, Range 25 East, MDB&M, Lyon County, Nevada." *Id.* at A-81. Because it
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1 appears two distinct parcels were involved in the respective transactions, and in light of the fact that
2 the Smiths remain on the District's assessment list, the motion to dismiss is denied.

3 73. **Springer, Sharon** (rights conveyed by deed to A.J. and A.E. Zweibel, deceased). *See also*
4 *infra* A.83.

5 74. **Stebbins, Richard**. Mineral County seeks to dismiss Richard Stebbins, deceased. However,
6 Mineral County has made no effort to determine who inherited the water rights that once belonged
7 to the deceased. The District currently assesses the Michael Faretto Family 1996 Trust, Michael A.
8 and Cathleen A. Faretto, Co-Trustees, and the Anderson Family 1992 Trust, Carl W. and Dianna L.
9 Andersen, Co-Trustees, for assessments previously billed to Richard Stebbins. District's Response, at
10 B-108. Until Mineral County provides documentation to verify the correct identity of the party to be
11 substituted, the court denies the motion to dismiss without prejudice.

12 75. **Stone, William** (deceased).

13 76. **Swainston, George D. and Dorothy E.** (rights conveyed to the George D. Swainston
14 Family Trust, George D. Swainston and Dorothy W. Swainston, Co-Trustees, *see infra* B.76.).

15 77. **Virginia Creek Hydro, Inc.** Mineral County seeks to dismiss Virginia Creek Hydro, Inc.
16 and to substitute The Trust for Public Lands. *See infra* B.77. Mineral County has provided no
17 documentation to support its proposed change. The Board's documentation reveals that some of the
18 water rights previously owned by Virginia Creek Hydro, Inc., are currently owned by the County of
19 Mono and the United States of America. Board's Response, at 5. Those parties should be added to
20 the caption. *See infra* B.77. The motion to dismiss Virginia Creek Hydro, Inc. is granted.

21 78. **Wedertz, Gilbert C.** Mineral County seeks to dismiss Gilbert C. Wedertz, deceased, and
22 substitute Jan Wedertz Huggans. *See infra* B.78. However, Mineral County has made no effort to
23 determine who inherited the water rights that once belonged to the deceased. No documentation
24 supports Mineral County's request to substitute Jan Wedertz Huggans. Until Mineral County provides
25 documentation to verify the correct identity of the party to be substituted, the court denies without
26 prejudice the motion to dismiss.

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1 79. **Whitlock Packaging Corporation** (rights conveyed by deed to Dan C. and Tara L. Morose,
2 *see infra* B.79.).

3 80. **Williams, Jack H. and Evangeline A.** (rights conveyed to Williams Revocable Living Trust,
4 Jack H. Williams and Evangeline A. Williams, Co-Trustees, *see infra* B.80.).

5 81. **Wiltshire Trust, Robert William and Anne Marie Wiltshire, Co-Trustees.** Mineral
6 County seeks to dismiss the Wiltshire Trust, Robert William and Anne Marie Wiltshire, Co-Trustees,
7 and substitute James D. and Terri L. Bednark based upon a 1997 deed wherein the Trust conveyed real
8 property located in Lyon County to the Bednarks. District's Response, at A-84. However, in tracing
9 the chain of title, James D. Bednark later conveyed the same parcel to Theodore A. and Annette M.
10 Emens. *Id.* at B-109. *See infra* B.81. The motion to dismiss the Wiltshire Trust, Robert William and
11 Anne Marie Wiltshire, Co-Trustees, is granted.

12 82. **Wolfe, William.** Mineral County seeks to dismiss William Wolfe, deceased. However,
13 Mineral County has made no effort to determine who inherited the water rights that once belonged
14 to the deceased. Until Mineral County provides documentation to verify the identity of the successors
15 in interest to William Wolfe, the motion to dismiss is denied without prejudice.

16 83. **Zweibel, A.E. and A.J.** (deceased).

17 B. Persons or Entities to Add as Proposed Defendants

18 To the extent identified below, the following list adopts Mineral County's proposed list of
19 persons or entities to add or substitute as proposed defendants in this action pursuant to Fed. R. Civ.
20 P. 25(a) and (c). The court grants Mineral County's Motion to Add:¹⁰

- 21 1. **Adams, Richard Taylor and Gregory Burton** (grant deed holders).
- 22 3. **Arrache Family Trust, Ronald Arrache, Trustee.** The real property records do not support
23 Mineral County's proposed addition of the Arrache Family Trust. The Mono County records still

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25 ¹⁰To the extent adding or substituting a proposed defendant is disputed by the District or the Board, the
26 court will discuss and determine the propriety of adding such party. To the extent not disputed by either the
27 District or the Board, the court simply notes the justification for adding the party and finds accordingly. *See* Fed.
28 R. Civ. P. 25(a), (c). For purposes of consistency, the parties identified are numbered so as to correspond with
Mineral County's Amended Motion.

1 indicate that Juan Arrache owns the property. *See supra* A.3. If the property has been conveyed into
2 a trust, this conveyance should be reflected in supporting county records. The court denies the motion
3 to substitute without prejudice.

4 4. **Alpers, Fred.** Mineral County seeks to substitute Fred Alpers, individually, as successor of
5 a revoked corporation, Alpers Ranch Co., Inc. *See supra* A.4. The District's assessment records indicate
6 that Frederick E. Alpers and Barbara L. Alpers are assessed as co-trustees of the F&B Trust. The court
7 therefore denies the motion to substitute Fred Alpers, individually. The F &B Trust, Fred E. and
8 Barbara L. Alpers Co-Trustees shall be added.

9 5. **Botelho, Jacquelyn J. & William D.** (already added as defendants).

10 6. **William J. Campbell; The Farias Revocable Trust Agreement, Lester M. & Josephine**
11 **Farias, Co-Trustees** (transferees of rights held by the Barrett Family Trust, Ronald C. Barrett, Trustee,
12 *see supra* A.6).

13 7. **Josephine S. and Fred C. Batchelder Family Trust, Connie B. Jansen and Leonard**
14 **Batchelder, Trustees** (transferee of rights held by Fred and Josephine Batchelder, *see supra* A.7.).

15 8. **Bayer, Mildred.** Mildred is the heir to Albert Bayer, deceased. *See supra* A.8. The motion
16 to add is granted.

17 11. **Bien, Richard H. and C. Ellen** (transferees of rights held by Jerry L. and Regina Blades,
18 *see supra* A.11.).

19 12. **John R. Hargus and Adah M. Blinn Trust, Robert Lewis Cooper, Trustee** (successor
20 trustee, *see supra* A.12.).

21 16. **Meacham, Gilbert.** It is unclear whether Gilbert Meacham acquired any water rights at
22 issue in this case by way of the conveyance of the Silver Springs Subdivision lots from the Burnetts.
23 *See supra* A.16. Until such point is clarified by Mineral County, the motion to add is denied.

24 20. **William G. Cremetti Trust, Wanda M. Hicks and Verna N. Debrick, Co-Trustees.**
25 Mineral County seeks to add Mark Arrighi as the successor trustee of the William G. Cremetti Trust.
26 *See supra* A.20. Arrighi resigned as trustee however. In February of 2000, Arrighi appointed Hicks
27 and Debrick to serve as co-trustees in his place. District's Reply, at B-23. Accordingly, Mineral
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1 County's motion to add Arrighi is denied. Hicks and Debrick are added as co-trustees of the William
2 G. Cremetti Trust and shall be served pursuant to Federal Rule of Civil Procedure 4.

3 21. **Walker River Land Corp.** Based on Mineral County's representations, the motion to add
4 Walker River Land Corp. as transferee of Diane A. Cutler's interests, is granted. *See supra* A.21.

5 23. **Tosca Renner** (modification due to marriage). *See supra* A.23.

6 24. **L & M Family Limited Partnership** (transferee of rights previously held by the Dye Family
7 Trust, *see supra* A.24.).

8 29. **Don Ray Gable Trust, Don Ray Gable, Trustee.** Pursuant to a 1991 deed, the Don Ray
9 Gable Trust, Don Ray Gable, Trustee, conveyed all real property held in trust to Don Ray Gable,
10 individually. This conveyance is also reflected in the District's assessment records. *See* District's
11 Response, at B-38. The District's records also contain an entry for the Gable Family Trust, O.D. &
12 M.P. Gable, Co-Trustees. This party is already on the caption. Mineral County's documentation
13 provides no verification that the Don Ray Gable Trust, Don Ray Gable, Trustee, and not Don Ray
14 Gable, individually, holds title to water rights. Don Ray Gable, individually, is already on the caption.
15 *See supra* A.29. Therefore the motion to add is denied.

16 33. **Marvin and Lynn Peterson Trust, Marvin F. Peterson and Lynn M. Peterson, Co-**
17 **Trustees** (transferee of rights held by Lynn M. Hill, *see supra* A.33).

18 35. **Harvey E. and Phyllis Hunewill Trust, Harvey and Phyllis Hunewill, Co-Trustees**
19 (transferee of rights held by Harvey and Phyllis Hunewill, *see supra* A.35., A.41.).

20 37. **Settlemeier, Arnold¹¹ and Bently Agridynamics.** The Board's assessment for "Junction
21 Range" is sent to Settlemeier Ranches, Inc., and the Bently Family Limited Partnership. The parties
22 stipulated that Arnold Settlemeier, Settlemeier Ranches, Inc., and the Bently Family Limited
23 Partnership are the proper parties to be added. The motion to add Bently Agridynamics is denied.

24 40. **Eveatt, Jan.** Mineral County seeks to substitute Jan Eveatt for Ruby Lessenger, *see supra*
25 A.40. Documentation submitted by the District establishes that Eveatt later conveyed her parcel to

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27 ¹¹The Motion to Add identifies "Arnold Settlemeier" as "Arthur Settlemeier." The parties agreed at the
December 18, 2001 hearing that "Arnold Settlemeier" is the proper party to be added.

1 Wallace J. and Linda P. Lee. Furthermore, attempted service of Jan Eveatt on May 10, 2001, revealed
2 that Eveatt is now deceased.¹² See Supplemental Attachments. The motion to add is denied. The
3 Lees appear to be the current water rights holders. The Lees shall be added and served pursuant to
4 Federal Rule of Civil Procedure 4.

5 41. **Casino West, Inc.** While not identified as a proper party by Mineral County, the court
6 finds that Casino West, Inc. is the transferee of rights previously held by L.T.R. Enterprises. See *supra*
7 A.41; District's Response, at B-61-63; see also A.61. Casino West, Inc. shall be added and served
8 pursuant to Federal Rule of Civil Procedure 4.

9 46. **Bolton Rose Trust, Francis and Rose Alice Minister, Co-Trustees** (transferees of rights
10 held by Francis and Rose Alice Minister, see *supra* A.46.).

11 47. **Vicencio, William K. and Susan Steneri.** While not identified as a proper party by
12 Mineral County, the court finds that William K. Vicencio and Susan Steneri are the transferees of rights
13 previously held by Monica and Anthony Moore. See *supra* A.47. Unless otherwise refuted, William
14 K. Vicencio and Susan Steneri shall be added and served pursuant to Federal Rule of Civil Procedure
15 4.

16 49. **Anna Nannini Revocable Trust, Anna Nannini, Trustee.** The parties stipulate that the
17 Anna Nannini Revocable Trust, Anna Nannini, Trustee should be added.

18 52. **Curtis & Sons Construction, Inc.** (transferee of rights held by Robert D. Olson, see *supra*
19 A.52.).

20 55. **Kirk Andrew and Christy De Long Stanton** (transferees of rights previously held by Violet
21 Fern Pellegrini, see *supra* A.55.). Kirk Andrew and Christy De Long Stanton shall be added and served
22 pursuant to Federal Rule of Civil Procedure 4.

23 57. **Haas, Pamela and Frank and Betty Floyd.** Mineral County seeks to substitute Pamela
24 Haas for Modesta Perriseau, see *supra* A.57. The Board's documentation indicates that rights are held

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26 ¹²The District asserts that Mineral County's service or attempted service on parties not yet added by the
27 court is inappropriate. Doc. #387, at 2. A status conference is scheduled to address such issues. For present
28 purposes, the court merely will address whether Mineral County's motion to add or dismiss specific parties should
be granted.

1 by both Haas and Frank and Betty Floyd. *See* Board's Response, at B-57. Frank and Betty Floyd shall
2 be added and served pursuant to Federal Rule of Civil Procedure 4. The motion to add Pamela Haas
3 is granted.

4 59. **California Department of Fish and Game; Milton Dressler** (transferees of rights held
5 by Plymouth Land & Stock Company, *see supra* A.59).

6 61. **Romero Family Trust, Benito Antonio and Linda Irene Romero, Co-Trustees.** While
7 not identified as a proper party by Mineral County, the court finds that the Romero Family Trust,
8 Benito Antonio and Linda Irene Romero, Co-Trustees, is the transferee of rights previously held by
9 Harold and Sherri Porter. *See supra* A.61. The Romero Family Trust, Benito Antonio and Linda Irene
10 Romero, Co-Trustees, shall be added and served pursuant to Federal Rule of Civil Procedure 4.

11 62. **Stoneburner, Viola.** While not identified as a proper party by Mineral County, the court
12 finds that Viola Stoneburner is the transferee of rights previously held by Leila Ramsey. *See supra* A.62.
13 Unless otherwise refuted, Viola Stoneburner shall be added and served pursuant to Federal Rule of Civil
14 Procedure 4.

15 64. **Vaughan, O. Kyle and Leoma and Sierra Nevada Landco, Inc.** The motion to add is
16 denied. *See supra* A.64.

17 65. **Sceirine, Beverly, William Todd, and Michael Duane.** The motion to add William Todd,
18 and Michael Duane Sceirine is denied. *See supra* A.65. The proper parties to be added are Beverly
19 Sceirine and the Sceirine Fredericks Ranch. It is so ordered.

20 66. **Granite Properties Inc.** The motion to add Granite Properties Inc. is denied. *See supra*
21 A.66. Granite Properties Inc.'s successor, Jack C. Zippwald, is already named as a party. The District
22 currently bills Jack C. and Darlene S. Zippwald for this assessment. Accordingly, Darlene S. Zippwald
23 shall also be added as a party.

24 68. **Sunrise Ranch LLC** (transferee of rights held by Gary and Tildean Silva, *see supra* A.68.).

25 71. **Charles Price** (transferee of rights held by Steve and Linda Singer, *see supra* A.68.).

26 76. **George D. Swainston Family Trust, George D. Swainston and Dorothy W. Swainston,**
27 **Co-Trustees** (transferee of rights held by George D. and Dorothy W. Swainston, *see supra* A.76.).

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77. **The Trust for Public Lands.** The motion to add The Trust for Public Lands is denied without prejudice. *See supra* A.77. The proper parties to be added are the County of Mono and the United States of America. *See id.*

78. **Jan Wedertz Huggans.** The motion to add Jan Wedertz Huggans is denied. *See supra* A.78.

79. **Dan C. and Tara L. Morose** (transferee of rights held by Whitlock Packaging Corporation, *see supra* A.79.).

80. **Williams Revocable Living Trust, Jack H. Williams and Evangeline A. Williams, Co-Trustees** (transferee of rights held by Jack Williams, individually).

81. **Theodore A. and Annette M. Emens.** While not identified as a proper party by Mineral County, the court finds that Theodore A. and Annette M. Emens are the transferee of rights previously held by the Wiltshire Trust, Robert William and Anne Marie Wiltshire, Co-Trustees. *See supra* A.81. Unless otherwise refuted, Theodore A. and Annette M. Emens shall be added and served pursuant to Federal Rule of Civil Procedure 4.

CONCLUSION

IT IS THEREFORE ORDERED that, in accordance with the preceding discussion, Mineral County's Motion to Add and Dismiss Certain Parties (Doc. #377) should be granted in part and denied in part.

DATED: December 19, 2001.


UNITED STATES MAGISTRATE JUDGE