

Robison Engineering Company, Inc  
5875 Tyrone Road, Reno, Nevada 89502  
Mailing: P.O. Box 1505, Sparks, Nevada 89432  
www.robisoneng.com



Date: 2026-02-03

Douglas County  
Community Development  
1594 Esmerelda Ave  
Minden, NV 89423

**SUBJECT:** Address: 1684 Pinenut Rd.  
APN: 1220-11-002-024 & 1220-11-001-078  
Owner: Butch Peri

**RENG Project #**  
**1-2378-04.001**

Dear Douglas County,

Robison Engineering is providing this memorandum to clarify information related to the proposed Master Plan Amendment application.

The initial justification statement indicated that "there are no water rights on the subject parcels." This statement requires clarification. Specifically, **the water rights associated with the parcels are not available for use by the landowner on the subject parcels.**

All water rights previously associated with the parcels were sold by the parcel owner, **James Butch Peri**, to **Bently Family, LLC**, under recorded document **No. 2017-896880**. The **Bently Family Trust has not changed the place of use** for the referenced water rights. As such, while water rights remain appurtenant to the parcels, **there is no legal authorization for the landowner to use those water rights on the subject parcels.**

Additionally, there is no known private agreement between James Butch Peri and the Bently Family Trust that would allow the use of these water rights on the subject parcels in any capacity.

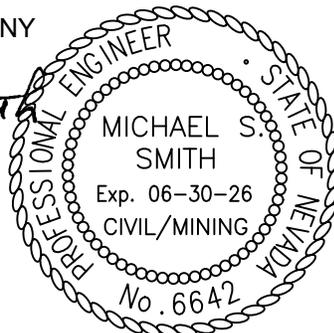
As a result, **James Butch Peri has no legal right to use the water appurtenant to the subject parcels.**

Please contact me if you have any questions or would like additional information.

Sincerely,  
ROBISON ENGINEERING COMPANY

A handwritten signature in black ink that reads "Michael S. Smith".

Michael S. Smith, PE, PLS, WRS  
775-762-4671  
[michael@robisoneng.com](mailto:michael@robisoneng.com)



Attachments:

- 1- Recorded Water Rights Grant Deed under Document 2017-896880

No APN  
When recorded return to:  
Bently Family, LLC  
1597 Esmeralda Avenue  
Minden, NV 89423



KAREN ELLISON, RECORDER

## WATER RIGHTS DEED

THIS WATER RIGHTS DEED, made and entered into this 10<sup>TH</sup> day of MARCH, 2017, by and between **James J. "Butch" Peri**, a single man, Grantor, and **Bently Family, LLC**, a Nevada limited liability company, Grantee, whose address is 1597 Esmeralda Avenue, Minden, NV 89423;

### WITNESSETH:

That said Grantor, for good and valuable consideration, the receipt whereof is hereby acknowledged, does convey unto said Grantee and to its successors, heirs and assigns forever, all of the rights of the Grantor to divert from the Carson River and its tributaries together with underground water rights situate in the County of Douglas, State of Nevada, more particularly described as follows:

Portions of the East Fork of the Carson River heretofore decreed to Wayne C. Matley and Alouise A. Matley, said water being distributed and allocated under **Claims 73 and 132** and in an Errata by the Federal Water Master under **Claim No. 72** (attached), which corrected the decreed owner from W. Brooks Park to Wayne C. Matley and Alouise A. Matley, in that certain action entitled *The United States of America, Plaintiff, vs. Alpine Land & Reservoir Company, a corporation, et al., Defendants*, being Civil Decree No. D-183 BRT in the United States District Court for the District of Nevada, in said Decree under **Claim Nos. 72, 73 and 132**, together with all of groundwater **Permit No. 18095, Certificate No. 5617** for irrigation purposes.

Grantor hereby further states his intent to transfer all of his ownership in Claim Nos. 72, 73, 132 and Permit No. 18095, Certificate No. 5617.



# United States District Court

**CARSON RIVER**  
IN THE DISTRICT COURT OF THE UNITED STATES  
IN AND FOR  
THE DISTRICT OF NEVADA  
IN EQUITY, DOCKET NO D-183  
THE UNITED STATES OF AMERICA, PLAINTIFF  
VS.  
ALPINE LAND & RESERVOIR COMPANY,  
A CORPORATION, ET AL. DEFENDANTS

**WATER MASTER**  
**CHAD J BLANCHARD**  
290 SOUTH ARLINGTON AVENUE  
RENO, NEVADA 89501  
PHONE: (775) 784-5241  
FAX: (775) 784-5750

**TRUCKEE RIVER**  
IN THE DISTRICT COURT OF THE UNITED STATES  
IN AND FOR  
THE DISTRICT OF NEVADA  
IN EQUITY, DOCKET NO A3  
THE UNITED STATES OF AMERICA, PLAINTIFF  
VS.  
ORR WATER DITCH COMPANY, ET AL. DEFENDANTS

March 29, 2017

Roy Mickle  
Nevada State Engineer's Office  
901 S. Stewart St., Suite 2002  
Carson City, NV 89701-5250

Re: Carson River / Alpine Decree Claim 72

Dear Mr. Mickle:

This letter is to affirm your findings referenced in your letter dated March 16, 2017 regarding the aforementioned claim. The Errata for the Carson River has been amended to reflect the proper owner of record of Carson River Claim 72 as follows:

Wayne C. Matley and Alouise A. Matley

I have enclosed a copy of said Errata for your records. If you need further assistance, please feel free to call our office.

Sincerely,



Jalie Porter  
Deputy Water Master

JMP:  
Enclosure: Carson River Errata

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) Not applicable  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land    b)  Single Fam. Res.  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg    f)  Comm'l/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other Water Rights

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \$1,000,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \$1,000,000.00  
 Real Property Transfer Tax Due: \$ \$3,900.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.0 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Bruce R. Scott* Capacity Agent for Grantor/Grantee

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: James J. "Butch" Peri  
 Address: P.O. Box 18708  
 City: Reno  
 State: Nevada Zip: 89511

Print Name: Bently Family, LLC  
 Address: 1597 Esmeralda Avenue  
 City: Minden  
 State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Bruce R. Scott, Resource Concepts, Inc. Escrow # \_\_\_\_\_  
 Address: 340 N. Minnesota Street  
 City: Carson City State: Nevada Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)