

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.

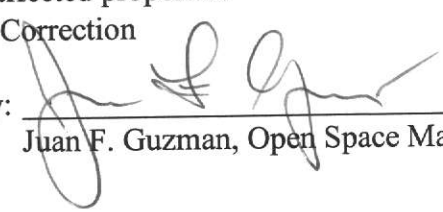
**Explanation of Impact:** Northern Nevada Title Company graciously conducted this work at no cost to Carson City.

**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