

Doc Number: **0835602**

12/17/2013 11:19 AM

OFFICIAL RECORDS

Requested By
RO ANDERSON

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00
Bk: 1213 Pg: 2808 RPTT \$ 0.00



Deputy pk

RECORDING REQUESTED BY
AND WHEN RECORD MAIL TO:

✓ The Ranch at Gardnerville 1, LLC
1830 E. College Parkway, Suite 200
Carson City, NV 89706

DEED AND ASSIGNMENT OF DEVELOPMENT RIGHTS
SEPARATE FROM CERTIFICATE

This DEED AND ASSIGNMENT OF DEVELOPMENT RIGHTS SEPARATE FROM CERTIFICATE, dated December 11, 2013, (the "Effective Date"), is made by THE RANCH AT GARDNERVILLE 1, LLC, a Nevada limited liability company ("Assignor") for the benefit of Planned Unit Development (PD 04-008), Douglas County, Nevada, owned by the Assignor.

RECITALS

A. Assignor owns one hundred forty-six (146) development rights as evidenced by that certain Certificate of Eligibility to Transfer Development Rights, TDR Certificate 2007-01, recorded in the Official Records of Douglas County, Nevada, in Book 1207 at Page 2606, as Document No. 714731 (the "TDRs").

B. Assignor has agreed to assign and transfer for the benefit of Planned Unit Development (PD 04-008) located in Douglas County, Nevada and more particularly described on Exhibit "A attached hereto and incorporated by this reference as if fully set forth herein ("Property"), which includes The Ranch at Gardnerville, Phases IIA-1(4 lots) and IIB (18 lots) Assignor's right, title and interest in the TDRs (the "Assigned Rights").

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals which are specifically incorporated into the body of this Agreement, and for other good and valuable

consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor agrees as follows:

1. Assignment and Acceptance. Assignor hereby grant, bargains, sells, assigns, transfers and conveys for the benefit of the Property, which includes The Ranch at Gardnerville, Phases IIA-1 and IIB, consisting of a total of twenty-two (22) residential lots, Assignor's right, title and interest in the TDRs.

2. Further Assurances. Assignor agrees to execute such additional documents and take such additional actions which are consistent with, and as may be reasonable and necessary to carry out the provision of, this Assignment.

IN WITNESS WHEREOF, the Assignor has executed this Assignment effective as of the Effective Date first written above.

ASSIGNOR:

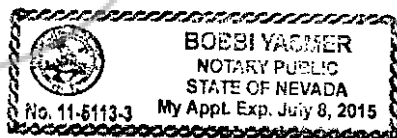
THE RANCH AT GARDNERVILLE, LLC
a Nevada Limited Liability Company

By: Carrie L McAninch
CARRIE McANINCH

Title: President, Wealth Strategies Development, Inc.,

STATE OF NEVADA)
 : ss.
CARSON CITY)

On December 11, 2013, personally appeared before me, a notary public, Carrie McAninch, President of WEALTH STRATEGIES DEVELOPMENT, INC. and in her capacity as such, acknowledged to me that she executed the above instrument.



Bobbi Yasmer
NOTARY PUBLIC

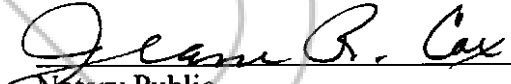
ACKNOWLEDGMENT OF DEED AND ASSIGNMENT

Douglas County hereby acknowledges the assignment and conveyance of the TDRs as provided for above for the benefit of the Property.



Mimi Moss, Director
Douglas County Community Development

On the 11th day of December, 2013, Mimi Moss appeared before me, a Notary Public, and acknowledged that she executed the foregoing instrument.



Notary Public

