

DOUGLAS COUNTY, NV

2016-879599

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

04/19/2016 02:47 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E03

FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT: DEVELOPMENT RIGHTS DEED

***Document No. 2016-879121 is being re-recorded to correct the name of the Buyer

WHEN RECORDED MAIL TO:

And Away They Go, LLC
1627 N. Highway 395
Minden, NV 89423

RECORDING REQUESTED BY:

**AND AWAY THEY GO, LLC
1627 N. HIGHWAY 395
MINDEN, NV 89423**

AFTER RECORDATION, RETURN BY MAIL TO:

SAME AS ABOVE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEVELOPMENT RIGHTS DEED

THIS DEED, made and entered into this 6TH day of APRIL, 2016, between **MONTERRA 270, LLC**, a Nevada Limited Liability Company, by and through its Manager, Syncon Homes (hereinafter referred to as "Seller") and ~~LA COSTA MINDEN, LLC / a Nevada Limited Liability Company~~ (hereinafter referred to as "Buyer").

~~And Away They Go, LLC, a Nevada Limited Liability Company~~
WITNESSETH, that Seller, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, in hand paid by Buyer, and additional consideration, the receipt whereof is hereby acknowledged, does by these presents convey, grant, bargain, and sell unto Buyer, and to Buyer's assigns and successors forever, all right, title, and interest in all those certain development rights situate in Douglas County, Nevada, more particularly described as follows:

One Hundred Forty-Seven (147) development rights as a portion of Two Hundred Sixty-Five (265) development rights consisting of One hundred sixty-four (164) development rights conveyed to Seller by Park Cattle Co, a Nevada corporation, which development rights were certified by the Community Development Department, Douglas County, Nevada, pursuant to Douglas County Development Code §20.500, et seq., and evidenced by the Certificate of Eligibility to Transfer Development Rights, which has been approved by Douglas County and recorded October 8, 2004 in the Official Records of the Douglas County Recorder's Office as Document No. 0626176, and One Hundred One (101) development rights conveyed to Seller by Park Cattle Co, a Nevada corporation, which development rights were certified by the Community Development Department, Douglas County, Nevada, pursuant to Douglas County Development Code §20.500, et seq., and evidenced by the Certificate of Eligibility to Transfer Development Rights, which has been approved by Douglas County and recorded October 8, 2004 in the Official Records of the Douglas County Recorder's Office as Document No. 0626177.

TOGETHER with all hereditaments and appurtenances thereunto belonging or appertaining thereof.

This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration therefor, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

RECORDING REQUESTED BY:
AND AWAY THEY CO, LLC
1627 N. HIGHWAY 395
MINDEN, NV 89423

AFTER RECORDATION, RETURN BY MAIL TO:

SAME AS ABOVE

Recorded Electronically	
ID	<u>2016-879121</u>
County	<u>DOUGLAS</u>
Date	<u>4-8-16</u> Time <u>10:49AM</u>
Simplifile.com 800.460.5657	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEVELOPMENT RIGHTS DEED

THIS DEED, made and entered into this 6TH day of APRIL, 2016, between MONTERRA 270, LLC, a Nevada Limited Liability Company, by and through its Manager, Syncon Homes (hereinafter referred to as "Seller") and ~~LA COSTA MINDEN, LLC, a Nevada Limited Liability Company~~ (hereinafter referred to as "Buyer").

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TOGETHER with all hereditaments and appurtenances thereunto belonging or appertaining thereof.

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TO HAVE AND TO HOLD the said development rights, unto Buyer, and to Buyer's assigns and successors forever.

IN WITNESS WHEREOF, the Seller has executed this conveyance the day and year first above written.

Monterra 270, LLC

By: _____

**SYNCON HOMES, A NV CORPORATION, ITS MGR
BY: LEO A. HANLY, PRESIDENT**

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On 4th day of April before me, Rishele L. Thompson, Notary Public, personally appeared Leo A Hanly who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of Nevada that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Rishele L. Thompson

(seal)



State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

1. **Assessor Parcel Number(s)**

- a)
- b)
- c)

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 : Development Rights Deed

3. **Total Value/Sale Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value

Real Property Transfer Tax Due:

\$ _____

\$ _____

\$ _____

\$ _____

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: #3
- b. Explain Reason for Exemption: Document No. 2016-879121 is being re-recording to correct the name of the Buyer pursuant to the Land Purchase Agreement and Escrow Instructions

5. Partial Interest: Percentage Being Transferred: _____%

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 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

Signature

Capacity:

Capacity: Title Agent

SELLER (GRANTOR) INFORMATION

Print Name: Monterra 270, LLC
 Address: P.O. Box 489
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

Print Name: And Away They Go, LLC, a
 Nevada Limited Liability Company
 Address: 1627 N. Highway 395
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

Print Name: Ticor Title Company
 Address: 307 W. Winnie Lane
 City: Carson City State: Nevada Zip: 89703