DOUGLAS COUNTY, NV Rec:\$15.00

2017-897731

04/24/2017 03:33 PM

Pas=3

Total:\$15.00 RHINOS MAGIC LLC

APN: 1419-35-002-002, 1419-35-002-001, 1419-34-001-001, 1319-01-000-001, 1419-35-002-003

RECORDING REQUESTED BY:

Michael E. Pegram, Manager. Maryanne Road LLC. 1627 US Highway 395N Minden, NV 89423

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO:

Michael E. Pegram, Manager Maryanne Road, LLC 1627 US Highway 395N Minden NV 89423



KAREN ELLISON, RECORDER

E03

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

DEVELOPMENT RIGHTS DEED

DEED, made and entered into THIS this 20167 between And Away They Go, LLC, a Nevada domestic limited liability company, by and through its Manager, Mike Pegram (hereinafter referred to as "Seller"), and Maryanne Road, LLC, a Nevada domestic limited liability company (hereinafter referred to as "Buyer").

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:

> Twenty-seven (27) development rights certified by the Douglas County Community Development Department and evidenced by (i) a Certificate of Eligibility recorded September 6, 2002 in the Official Records of the Douglas County Recorder's Office as Document No. 551592, and corresponding Development Rights Deed, recorded September 6, 2002 in the Official Records of the Douglas County Recorder's Office as Document No. 551887, as to One Hundred Eighty-one (181) development rights previously

owned and transferred to Seller by Bedford Properties Management, LLC.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging or appertaining, thereof.

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

WITNESS my hand this _20th day of _April ___, 2016.7

And Away They Go

By:

Mike Pegram

Its Manager

STATE OF NEVADA

) ss.

COUNTY OF Douglas

On this 20th day of April , 201%, before me, the undersigned, a Notary Public in and for said state, personally appeared Wike Legam , personally known or proved to me 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 entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

A. WESTERLIN
Notary Public-State of Nevada
APPT. NO. 00-60942-5
My Appt. Expires 05-19-2020

NOTARY PUBLIC

STATE OF NEVADA	
DECLARATION OF VALUE	
1 Assessor Parcel Number(s)	^
a) / 1/19-25-002-002	/\
b) ////25-002-00/	
11/1/2 300 00 1000V	\ \
1) 1210 01-0000	193-002.003
d) 1319-01-00 00(, 14	19- 51 502.55
	\ \
2. Type of Property:	\ \
a) Vacant Land b) Single Fam. Res	. \ \
c) Condo/Twnhse d) 2-4 Plex	
/ 	FOR RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	BOOKPAGEDATE OF RECORDING:
g) Agricultural h) Mobile Home	NOTES:
i) Dother Dovel as mandelle	TO LEG.
1) and the transfer of the state of the stat	
	/
3. Total Value/Sales Price of Property:	
Deed in Lieu of Foreclosure Only (value of property)	
Transfer Tax Value:	\$
Real Property Transfer Tax Due:	\$
4. <u>If Exemption Claimed:</u>	2
a. Transfer Tax Exemption per NRS 375.090, S	ection # 5
b. Explain Reason for Exemption:	BRE OF Doublapment Rights
H 2015-87-4337	
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	
	tiate the information provided herein. Furthermore, the
	tion, or other determination of additional tax due, may
result in a penalty of 10% of the tax due plus interest	
result in a penalty of 10% of the tax due plus interest	at 176 per monur.
Pursuant to NRS 375.030, the Buyer and Seller shall be join	itly and savarally liable for any additional amount awad
ursuant to TVRS 575.050, the Duyer and Scher shan be join	try and severally habie for any additional amount owed.
Signature	Capacity Dusce
ng nature	_ cupacity
Signature	Capacity
ngnature	
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
(REQUIRED)	(MEQUINED)
Print Name: 1 M AWM They Ger ICC	Print Name: 4. C. LANS
	Address: P.O. Box 4/6
	
/ - / - / - / - / - / - / - / - / - / -	City: 2 play Cove 100
State:Zip:_ 8 > 9 2 <u>/ 9</u>	State: Zip: CSUUS
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	
	Economy #
Print Name:	_ Escrow #
Address:	—
City: State:	Zip:
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)	