

When recorded return to:
Heybourne Meadows I, LLC
4464 Ridge Crest Circle
Bountiful, UT 84010



KAREN ELLISON, RECORDER

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

DEVELOPMENT RIGHTS DEED

THIS DEED, made and entered into this 21st day of August 2017 between ACME SCREW & NUT CO., LLC, a Nevada limited liability company (hereinafter referred to as "Seller"), and HEYBOURNE MEADOWS I, LLC, a Utah limited liability company, (hereinafter referred to as "Buyer").

WITNESSETH:

THAT Seller in consideration of TEN DOLLARS (\$10.00), lawful money of the United States, and other good and valuable consideration to it in hand paid by the Buyer, the receipt of which is hereby acknowledged, does by these presents grant, bargain, and sell to the Buyer, and to its successors and assigns forever, all of its right, title and interest in all those certain development rights situate in Douglas County, state of Nevada, more particularly described as follows:

One Hundred Thirty-Eight (138) development rights, as certified by Community Development Department, Douglas County, NV, pursuant to Douglas County Development Code §20.500, et seq., and evidenced by Development Rights Deed from Alton Anker and Sue Anker, recorded as Document No. 0747744 Book 0709, Page 5978 in the official records of Douglas County, NV.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereof.

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

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

DATED this 21st day of August, 2017.

SELLER: ACME SCREW & NUT CO., LLC
a Nevada limited liability company

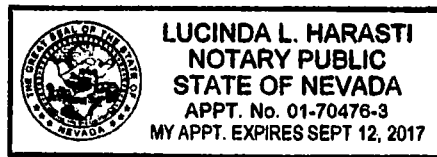
By: Corporate Management Services, Inc.
a Nevada corporation

By: _____
James S. Bradshaw
President

STATE OF NEVADA)
: ss
COUNTY OF Carson City

On this 21st day of August 2017, personally appeared before me, a Notary Public, James S. Bradshaw, President, of Corporate Management Services, Inc., and in his capacity as such, acknowledged to me that he executed the above instrument.

Lucinda L. Harasti
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) N/A
 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 Development Rights

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

3. Total Value/Sales Price of Property: \$483,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$483,000.00
 Real Property Transfer Tax Due: \$1,883.70

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

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 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: [Signature] Capacity: Agent
R.O. Anderson Engineering, Inc.
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Acme Screw & Nut Co., LLC c/o Corporate Management Services, Inc.
 Address: P.O. Box 1700
 City: Dayton
 State: NV Zip: 89403

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Heybourne Meadows I, LLC
 Address: 4464 Ridge Crest Circle
 City: Bountiful
 State: Utah Zip: 84010

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)
 Print Name: R.O. Anderson Engineering, Inc. - Agent Escrow # N/A
 Address: P.O. Box 2229
 City: Minden State: NV Zip: 89423