

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Douglas County Community Development
Planning Division
1594 Esmeralda Ave.
Minden, NV 89423



KAREN ELLISON, RECORDER

and

R.O. Anderson Engineering, Inc.
1603 Esmeralda Avenue
Minden, NV 89423

The party executing this document hereby affirms
That this document submitted for recording does
Not contain the social security number of a person
or persons as required by NRS 239B.030.

**DEED AND ASSIGNMENT OF DEVELOPMENT RIGHTS
SEPARATE FROM CERTIFICATE**

This DEED AND ASSIGNMENT OF DEVELOPMENT RIGHTS SEPARATE FROM
CERTIFICATE, dated 9/11, 2017, (the "Effective Date"), is made by HEYBOURNE
MEADOWS 1, LLC, a Utah limited liability company ("Assignor"), the successor-in-interest to The
Ranch at Gardnerville, 1, LLC, a Nevada Limited Liability Company, for the benefit of a portion of
Planned Development (PD) 04-008, formerly known as The Ranch at Gardnerville and now known as
Heybourne Meadows, Douglas County, NV, owned by the Assignor.

RECITALS

A. Assignor owns one hundred forty-six (146) development rights as evidenced by that
certain Development Rights Deed, recorded in the Official Records of Douglas County, Nevada, in Book
1213 at Page 2808 as Document No. 0835602 (the "TDRs").

B. By separate documents, Assignor or its predecessor-in-interest, The Ranch at
Gardnerville, 1, LLC, has previously assigned a portion (111) of the TDRs to other sub-phases of PD 04-
008.

C. Assignor agreed to assign and transfer for the benefit of a portion of Planned Development (PD) 04-008 located in Douglas County, NV and more particularly described on Exhibit "A" attached hereto and incorporated by this reference as if fully set forth herein ("Property"), which is Heybourne Meadows Phase II C, consisting of 16 lots, Assignor's right, title and interest in the TDRs (the "Assigned Rights").

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, 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:

HEYBOURNE MEADOWS I, LLC
A Utah Limited Liability Company

by *CB Administrative Trust, Manager*

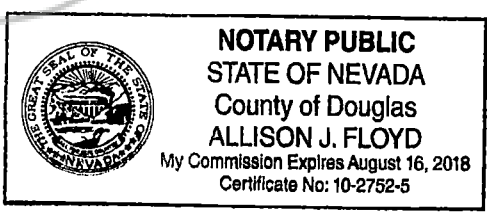
By: *[Signature]*
Ezra Nilson
Title: *Manager Trustee*

STATE OF *Nevada*)
: ss.

COUNTY OF *Douglas*)

On *Sept. 1*, 2017, personally appeared before me, a notary public,

Ezra Nilson, Manager of HEYBOURNE MEADOWS I, LLC, and in his capacity as such, acknowledged to me that he executed this instrument.



Allison J. Floyd