

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

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



KAREN ELLISON, RECORDER

E03

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 Nov 15, 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  
1207 at Page 2619 as Document No. 0714733 (the "TDRs").

B. By separate documents, Assignor or its predecessor-in-interest, The Ranch at  
Gardnerville, 1, LLC, has previously assigned a portion (127) 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 D, consisting of 18 lots, Assignor's right, title and interest in the TDRs (the "Assigned Rights").

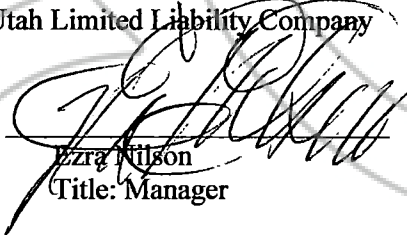
NOW, THEREFORE, in consideration of the foregoing recitals which are specifically incorporated into the body of this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged. Assignor agrees as follows:

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

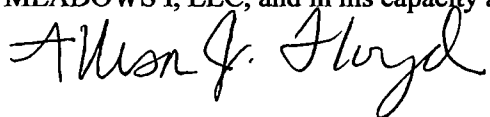
By:   
Ezra Nilson  
(Title: Manager)

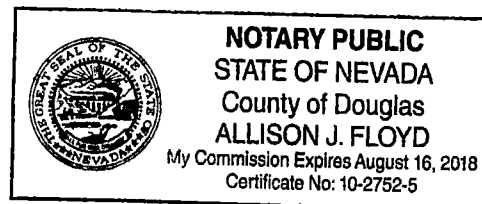
STATE OF Nevada )  
: ss.

COUNTY OF Douglas )

On November 15, 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.





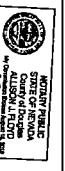
# FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008 HEYBOURNE MEADOWS (fka THE RANCH AT GARDNERVILLE) PHASE IID

LOCATED WITHIN A PORTION OF THE NE1/4 OF SECTION 32 AND THE NW1/4 OF SECTION 33,  
TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA

#### OWNER'S CERTIFICATE

BEFORE ME, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed, and acknowledged to me that he executed the same as his free act and deed. I certify that \_\_\_\_\_ is the owner of the above described premises, and that he is the owner of the above described premises as shown on the attached plan. I certify that the plan is a true and correct copy of the plan as recorded in my office, and that the plan is a true and correct copy of the plan as recorded in my office.

**COUNTY OF Douglas**  
STATE OF Nevada  
ss. \_\_\_\_\_, Notary Public in and for the State of Nevada, do hereby certify that \_\_\_\_\_ is the owner of the above described premises as shown on the attached plan. I certify that the plan is a true and correct copy of the plan as recorded in my office, and that the plan is a true and correct copy of the plan as recorded in my office.



#### TITLE CERTIFICATE

THE UNDERSIGNED TITLE COMPANY HAS CONDUCTED A SEARCH OF THE PUBLIC RECORDS OF THE COUNTY OF DOUGLAS AND THE STATE OF NEVADA TO DETERMINE THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED IN THE FOREGOING INSTRUMENT. THE RESULTS OF THIS SEARCH ARE SET FORTH IN THIS CERTIFICATE. THE TITLE TO THE PROPERTY DESCRIBED IN THE FOREGOING INSTRUMENT IS SUBJECT TO THE INTERESTS OF THE PERSONS NAMED IN THIS CERTIFICATE AND THE INTERESTS OF THE PERSONS NAMED IN THIS CERTIFICATE ARE SUBJECT TO THE INTERESTS OF THE PERSONS NAMED IN THIS CERTIFICATE.

#### SURVEYOR'S CERTIFICATE

I, the undersigned, a Professional Land Surveyor licensed in the State of Nevada, do hereby certify that I have examined the records of the survey conducted under my direct supervision at the instance of HERBOURNE MEADOWS I, LLC, and that the same are correct and that the same are a true and correct copy of the plan as recorded in my office, and that the plan is a true and correct copy of the plan as recorded in my office.

CURT J. KLIMKE  
C.C. # 27283



#### UTILITY COMPANIES' CERTIFICATE

THE UNDERSIGNED UTILITY COMPANIES, AGENT AND APPROVE THE PUBLIC UTILITY FACILITIES AND ACCESS SHOWN ON THESE PLANS AND HEREBY ACCEPT RESPONSIBILITY FOR THESE FACILITIES AND ACCESS. THE UNDERSIGNED UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OF THE PLANS OR THE DESIGN THEREOF. THE UNDERSIGNED UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OF THE PLANS OR THE DESIGN THEREOF.

A PUBLIC UTILITY EXISTING IS HEREBY GRANTED TO GOVERNMENT GAS UTILITIES, INC. FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES FOR THE PROVISION OF SERVICE TO THE PROPERTY DESCRIBED IN THIS INSTRUMENT. THE UNDERSIGNED UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OF THE PLANS OR THE DESIGN THEREOF.

#### DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION. THE DIVISION OF WATER RESOURCES HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN IS IN ACCORDANCE WITH THE NEVADA WATER RESOURCES ACT AND THE NEVADA WATER QUALITY CONTROL ACT.

#### NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION. THE DIVISION OF ENVIRONMENTAL PROTECTION HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN IS IN ACCORDANCE WITH THE NEVADA WATER RESOURCES ACT AND THE NEVADA WATER QUALITY CONTROL ACT.

#### FIRE DEPARTMENT'S CERTIFICATE

THE FIRE FIGHTING FACILITIES AND ACCESS SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE DOUGLAS COUNTY FIRE PROTECTION DISTRICT. THE DOUGLAS COUNTY FIRE PROTECTION DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE PLANS OR THE DESIGN THEREOF.

#### COUNTY ENGINEER'S CERTIFICATE

THE ROAD DESIGN, COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAN AND IT IS TECHNICALLY CORRECT. THE COUNTY ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE PLANS OR THE DESIGN THEREOF.

#### COUNTY TAX COLLECTOR'S CERTIFICATE

THE COUNTY TAX COLLECTOR HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN IS IN ACCORDANCE WITH THE NEVADA REVENUE STATUTE. THE COUNTY TAX COLLECTOR DOES NOT GUARANTEE THE ACCURACY OF THE PLANS OR THE DESIGN THEREOF.

#### COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAN WAS PRESENTED TO THE DEPARTMENT OF COUNTY CLERK'S OFFICE ON \_\_\_\_\_, 2017, AT \_\_\_\_\_, NEVADA. THE DEPARTMENT OF COUNTY CLERK'S OFFICE HAS REVIEWED THE PLAN AND HAS DETERMINED THAT THE PLAN IS IN ACCORDANCE WITH THE NEVADA REVENUE STATUTE.

#### RECORDER'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, AT \_\_\_\_\_, NEVADA. RECORDED AT THE REGISTRY OF HERBOURNE MEADOWS I, LLC.

DOUGLAS COUNTY RECORDERS

DOUGLAS COUNTY RECORDERS  
2017-04-08 10:04:08 AM  
RECORDING PAGE 12



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 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: \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( 0  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 3  
 b. Explain Reason for Exemption: Development Right Only

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

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Hegbown Meadows LLC  
 Address: 1603 Esmeralda Av  
 City: Minden  
 State: NV Zip: 89423

Print Name: The Ranch at Gardnerville  
 Address: 1603 Esmeralda Av  
 City: Minden  
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Rina Ramsey (RO Anderson Engineer) Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)