

APN# : 1320-29-601-002

RPTT: #3

Recording Requested By:

Western Title Company

Escrow No.: 095147-TEA

When Recorded Mail To:

Town Homes at Monterra III, LLC,
a Nevada limited liability company
1218 Fieldgate Court
Gardnerville, NV 89460

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature _____

Traci Adams.

Escrow Officer

Development Rights Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

DEVELOPMENT RIGHTS DEED

THIS DEED, made and entered into this 25th day of May, 2018, between **Park Ranch Holdings, LLC, a Nevada limited liability company** (hereinafter referred to as "Seller") and **Town Homes at Monterra III, LLC, a Nevada 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, and other good and valuable consideration to it in hand paid by Buyer, 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 of its right, title and interest in all those certain development rights situate in Douglas County, Nevada, more particularly described as follows:

Forty-Six (46) development rights as certified by the Community Development Department, Douglas County, Nevada pursuant to Douglas County Development Code §20.500, et seq., and evidence by Development Rights Deed from Bedford Properties Management Co., LLC to H & S Construction, Inc., recorded as Document No. 0597011, Book 1103, Page 07540, in the official records of Douglas County, NV, which Development Rights were the subject of a Development Rights Deed from H & S Construction, Inc., to W.B. Park Family Trust dated July 24, 1997, recorded as Document No. 2016-877264, in the Official records of Douglas County, NV on February 25, 2016.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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

Dated: 05/25/2018

Park Ranch Holdings LLC, a Nevada limited liability company



David Park-Manager

STATE OF NEVADA

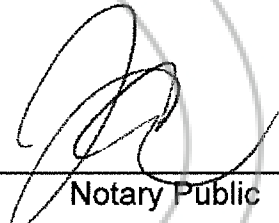
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COUNTY OF Douglas

This instrument was acknowledged before me on

May 30, 2018

By David Park.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-29-601-002

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 _____

| FOR RECORDERS OPTIONAL USE ONLY | |
|---------------------------------|------------|
| DOCUMENT/INSTRUMENT #: | _____ |
| BOOK _____ | PAGE _____ |
| DATE OF RECORDING: _____ | |
| NOTES: _____ | |

| | |
|--|-----------|
| 3. Total Value/Sales Price of Property: | \$0.00 |
| Deed in Lieu of Foreclosure Only (value of property) | (_____) |
| Transfer Tax Value: | \$0.00 |
| Real Property Transfer Tax Due: | \$0.00 |

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Development Rights deed without consideration

5. Partial Interest: Percentage being transferred: 100 %

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 [Handwritten Signature] Capacity _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Park Ranch Holdings, LLC., a Nevada limited liability company
 Address: 1300 Buckeye Road Ste A
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Town Homes at Monterra III, LLC. a Nevada Limited Liability Company
 Address: 1218 Fieldgate Court
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 095147-TEA