

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

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

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.



KAREN ELLISON, RECORDER

DEED AND ASSIGNMENT OF DEVELOPMENT RIGHTS
SEPARATE FROM CERTIFICATE

This DEED AND ASSIGNMENT OF DEVELOPMENT RIGHTS SEPARATE FROM CERTIFICATE, dated June 23, 2020, (the "Effective Date"), is made by HEYBOURNE MEADOWS II, 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 thirty-eight (138) development rights as evidenced by that certain Development Rights Deed, recorded in the Official Records of Douglas County, Nevada, on August 28, 2017 as Document No. 2017-903250 (the "TDRs").

B. 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 IVA and V (portion), consisting of 47 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 II, LLC
A Utah Limited Liability Company

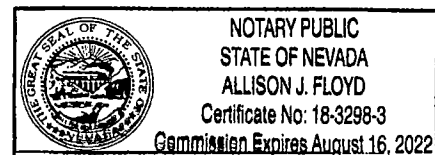
By: Ezra Nilson by Robert O. Anderson, Attorney-in-Fact
Ezra Nilson, Manager, by Robert O. Anderson, Attorney-in-fact

STATE OF NEVADA)
 :SS
COUNTY OF DOUGLAS)

On April 23, 2020, personally appeared before me, a notary public, Robert O. Anderson, Attorney-in fact for Ezra Nilson, Manager of HEYBOURNE MEADOWS II, LLC, and in his capacity as such, acknowledged to me that he executed this instrument.

Allison J. Floyd
Notary Public

Seal



ACKNOWLEDGEMENT OF DEED AND ASSIGNMENT

Douglas County hereby acknowledges the assignment and conveyance of the TDRs as provided for above for the benefit of the Property.



Tom Dallaire, Director
Douglas County Community Development

On the 23rd day of June, 2020, Tom Dallaire appeared before me, a Notary Public, and acknowledged that she executed the foregoing instrument.



Notary Public

