

APN: TBD

WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:

Heybourne Flood Control Community Assn.
c/o Robert Anderson
RO Anderson
1603 Esmeralda Avenue
Minden, NV 89423

The undersigned 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)



KAREN ELLISON, RECORDER

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

HEYBOURNE MEADOWS II, LLC, a Utah limited liability company (“Grantor”), does hereby grant, bargain, sell and convey to HEYBOURNE FLOOD CONTROL COMMUNITY ASSOCIATION, a Nevada non-profit corporation (“Grantee”), whose address is c/o Robert Anderson, RO Anderson, 1603 Esmeralda Avenue, Minden, NV 89423, the real property in the County of Douglas, State of Nevada (“Land”) described on Exhibit A attached hereto and incorporated herein by this reference, together with all and singular the tenements, easements, hereditaments and appurtenances thereunto belonging to or otherwise appertaining, and all improvements situated thereon.

SUBJECT TO:

1. General taxes for the current fiscal tax year, not yet delinquent.
2. All covenants, conditions, restrictions, reservations, rights, rights-of-way and easements recorded against the Land prior to or concurrently with this Deed, and all other matters of record against the Land.
3. The obligations imposed, directly or indirectly, by virtue of any statute, law, ordinance, resolution or regulation of the United States of America, the State of Nevada, or any other political subdivision or public organization having jurisdiction over the Land, or by virtue of any organization or political body created pursuant to any such statute, law, ordinance or regulation.

DATED this 30th day of June, 2020.

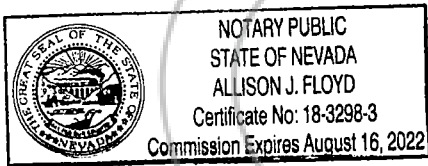
GRANTOR:

Heybourne Meadows II, LLC,
a Utah limited liability company

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

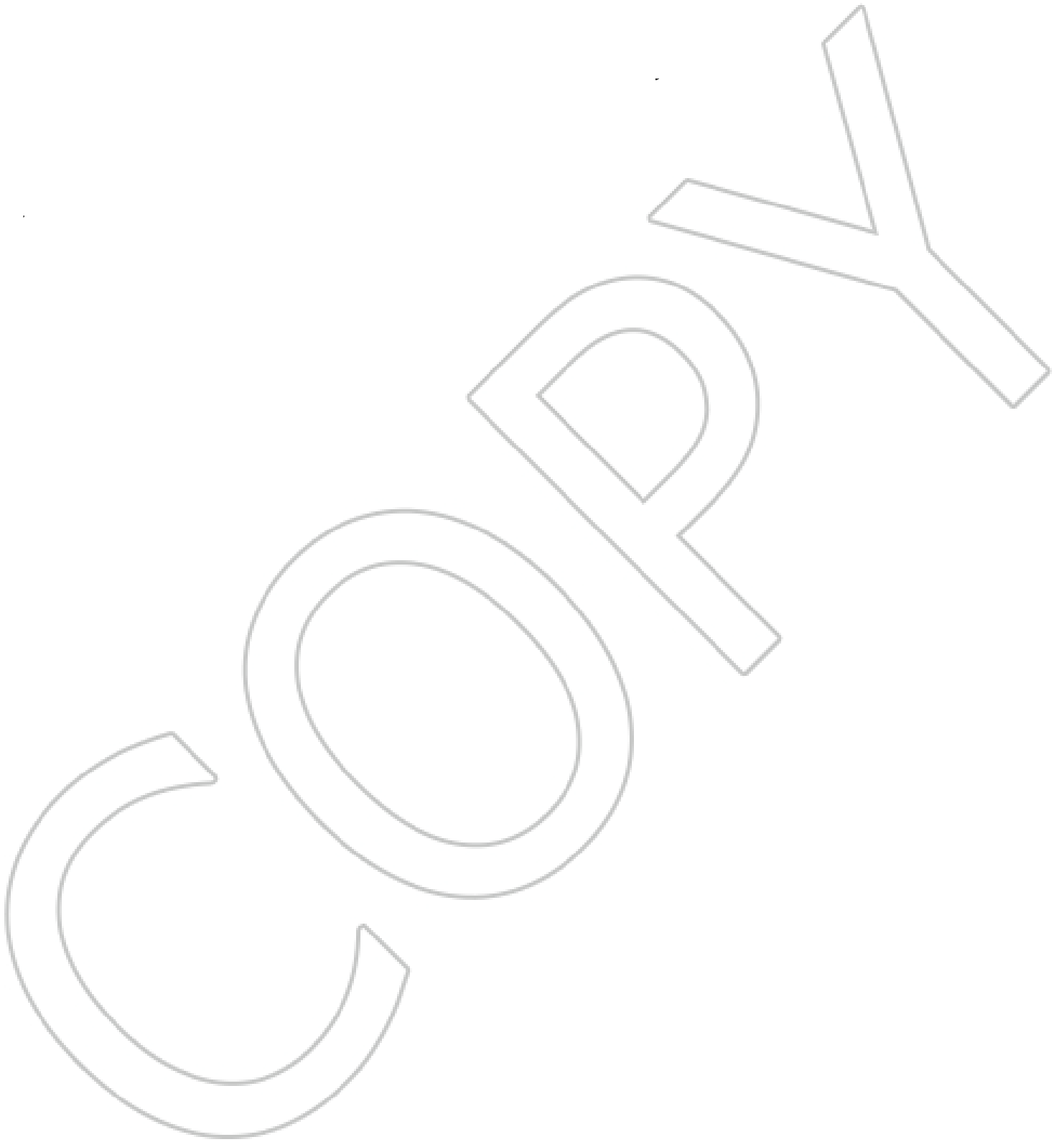
STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on June 30, 2020, by Robert Anderson, attorney-in-fact for Ezra Nilson, Manager of Heybourne Meadows II, LLC, a Utah limited liability company.



Allison J. Floyd
Notary Public

Exhibit A



2406-006
6/25/2020

EXHIBIT "A"

**DESCRIPTION
LOT "A"**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land lying within a portion of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Lot "A" as shown on the Final Subdivision Map for Heybourne Meadows Phase IVA & Phase VA filed for record June 24, 2020 in the office of Recorder, Douglas County, Nevada as Document No. 948154.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) TBD
 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 _____

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

3. Total Value/Sales Price of Property: \$10,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$10,000.00
 Real Property Transfer Tax Due: ~~\$390.00~~ 39.00

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 Brenda Cullen Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Heybourne Meadows III LLC
 Address: c/o RO Anderson Engineering, Inc
 City: 1603 Esmeralda Ave Minden
 State: NV Zip: 89423

Print Name: Heybourne Flood Control Community Assn
 Address: c/o RO Anderson Engineering, Inc
 City: 1603 Esmeralda Ave Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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