

APN: 1319-01-000-003, 004, 005, 006, 007, 008,
009, 010, 1319-12-000-002, 003, 006, 007, 008,
009, 015

RECORDING REQUESTED BY :

And Away They Go, LLC
1627 Highway 395
Minden, NV 89423

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Same as above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (NRS 239B.030)

DEVELOPMENT RIGHTS DEED

THIS DEED, made and entered into this 21st day of December, 2020, between **AND AWAY THEY GO**, a Nevada limited liability company, by and through its Manager, Mike Pegram, (hereinafter referred to as "Seller") and **STAN LUCAS**, an individual, (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, in hand paid by Buyer, and additional consideration, 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 right, title and interest in all those certain development rights situate in Douglas County, Nevada, more particularly described as follows:

Seven Hundred Fifteen (715) development rights of the Eight Hundred Sixty-Two (862) developments rights certified by the Douglas County Community Development Department and evidenced by a Certificate of Eligibility recorded April 8, 2015 in the Official Records of the Douglas County Recorder's Office as Document No. 641265, and corresponding Development Rights Deed recorded April 8, 2005 in the Official Records of the Douglas County Recorder's Office as Document No. 641268, previously owned by Nevada Northwest, LLC.

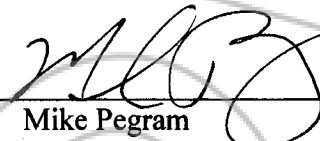
1 **THIS DOCUMENT IS BEING RECORDED
AS AN ACCOMMODATION ONLY. NO
LIABILITY IS ASSUMED HEREBY.**

TOGETHER WITH all hereditaments and appurtenances thereunto belonging or appertaining.

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

WITNESS my hand this 21st day of December, 2020.

AND AWAY THEY GO, LLC

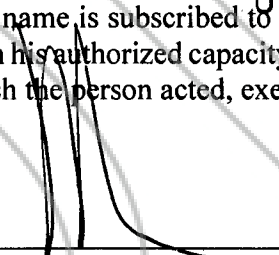
By: 
Mike Pegram
Its Manager

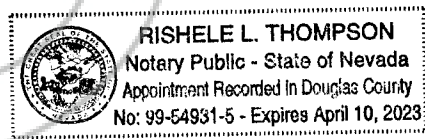
STATE OF NEVADA

COUNTY OF Douglas

On this 21st day of December, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared Mike Pegram, personally known or proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC



State of Nevada Declaration of Value

- 1. **Assessor Parcel Number(s)**
 - a) 1319-01-000-003,004,005,006,007,008,009,010
 - b) 1319-12-000-002,003,006,007,008,009,015
 - c)

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

- 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 Deed

3. **Total Value/Sale 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:
 - b. Explain Reason for Exemption: Development Rights

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 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

Capacity:

SELLER (GRANTOR) INFORMATION

Print Name: And Away They Go
 Address: 1627 Highway 395
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

Print Name: Stan Lucas
 Address: 2850 Temple Ave
 City: Long Beach
 State: CA Zip: 90806

COMPANY/PERSON REQUESTING RECORDING

Print Name: Ticor Title Company Escrow No.
 Address: 1483 US Highway 395 N., Suite B
 City: Gardnerville State: Nevada Zip: 89410