

When recorded return to:

Park Ranch Holdings, LLC  
1300 Buckeye Road Ste B  
Minden, NV 89423



KAREN ELLISON, RECORDER

The party executing this document 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

**DEVELOPMENT RIGHTS DEED**

THIS DEED, made and entered into this 26 day of March, 2021 between PARK RANCH HOLDINGS, LLC, a Nevada limited liability company (hereinafter referred to as "Seller"), and ASHLAND PARK, LLC a Nevada limited liability company (hereinafter referred to as "Buyer").

**WITNESSETH:**

THAT Seller in consideration of TEN DOLLARS (\$10.00), lawful money of the United States, and other good and valuable consideration to it in hand paid by the Buyer, the receipt of which is hereby acknowledged, does by these presents grant, bargain, and sell to the Buyer, and to its successors and assigns forever, all of its right, title and interest in all those certain development rights situate in Douglas County, state of Nevada, more particularly described as follows:

Eighty-Six (86) development rights, as certified by Community Development Department, Douglas County, NV, pursuant to Douglas County Development Code §20.500, et seq., and evidenced 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 on November 17, 2003, which rights were conveyed from H & S Construction, Inc., to W.B. Park Family Trust dated July 24, 1997, by

Development Rights Deed recorded as Document No. 2016-877264, in the official records of Douglas County, NV on February 25, 2016; and, which rights were conveyed from W.B. Park Family Trust dated July 1997 to Park Ranch Holdings, LLC, a Nevada limited liability company, by Development Rights Deed recorded as Document No. 2017-896527, in the official records of Douglas County, NV on March 29, 2017.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereof.

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

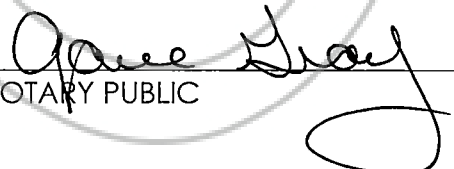
IN WITNESS WHEREOF, the Seller has executed this conveyance the day and year first hereinabove written.

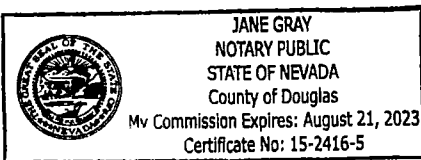
SELLER: PARK RANCH HOLDINGS, LLC,  
a Nevada limited liability company

By:   
David Park, Manager

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS    )

On this 26 day of March, 2021, personally appeared before me, a Notary Public, David Park, Manager of Park Ranch Holdings, LLC, a Nevada limited liability company, and in his capacity as such, acknowledged to me that he executed the above instrument.

  
NOTARY PUBLIC



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 Dev Rights

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

3. Total Value/Sales Price of Property: \$215,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$838.50

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: Park Ranch Holdings LLC  
 Address: 1300 Buckeye Road, Suite B  
 City: Minden  
 State: NV Zip: 89423

Print Name: Ashland Park LLC  
 Address: 1571 Putter Ct  
 City: Gardnerville  
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: RO Anderson Engineering, Inc Escrow # \_\_\_\_\_  
 Address: 1603 Esmeralda Ave  
 City: Minden State: NV Zip: 89423

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