

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 November 18, 2021, (the "Effective Date"), is made by HEYBOURNE MEADOWS I, 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. By separate documents, Assignor or its predecessor-in-interest, the Ranch at Gardnerville, 1, LLC, has previously assigned a portion (61) of the TDRs to other sub-phases of PD 04-008.

C. 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 IIIA, consisting of 46 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, Manager, by Robert O. Anderson, Attorney-in-fact*
Ezra Nilson, Manager, by Robert O. Anderson, Attorney-in-fact

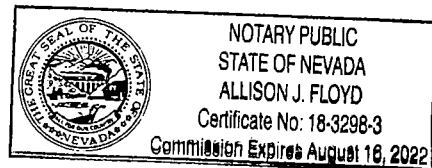
STATE OF NEVADA)
 :SS
COUNTY OF DOUGLAS)

On September 29, 2021, personally appeared before me, a notary public, Robert O. Anderson, Attorney-in fact for Ezra Nilson, Manager of HEYBOURNE MEADOWS I, LLC, and in his capacity as such, acknowledged to me that he executed this instrument.

Allison J. Floyd

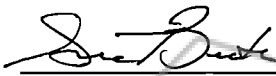
Notary Public

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.



Sam Booth, Deputy Director Tom Dallaire, Director
ON BEHALF OF : Douglas County Community Development

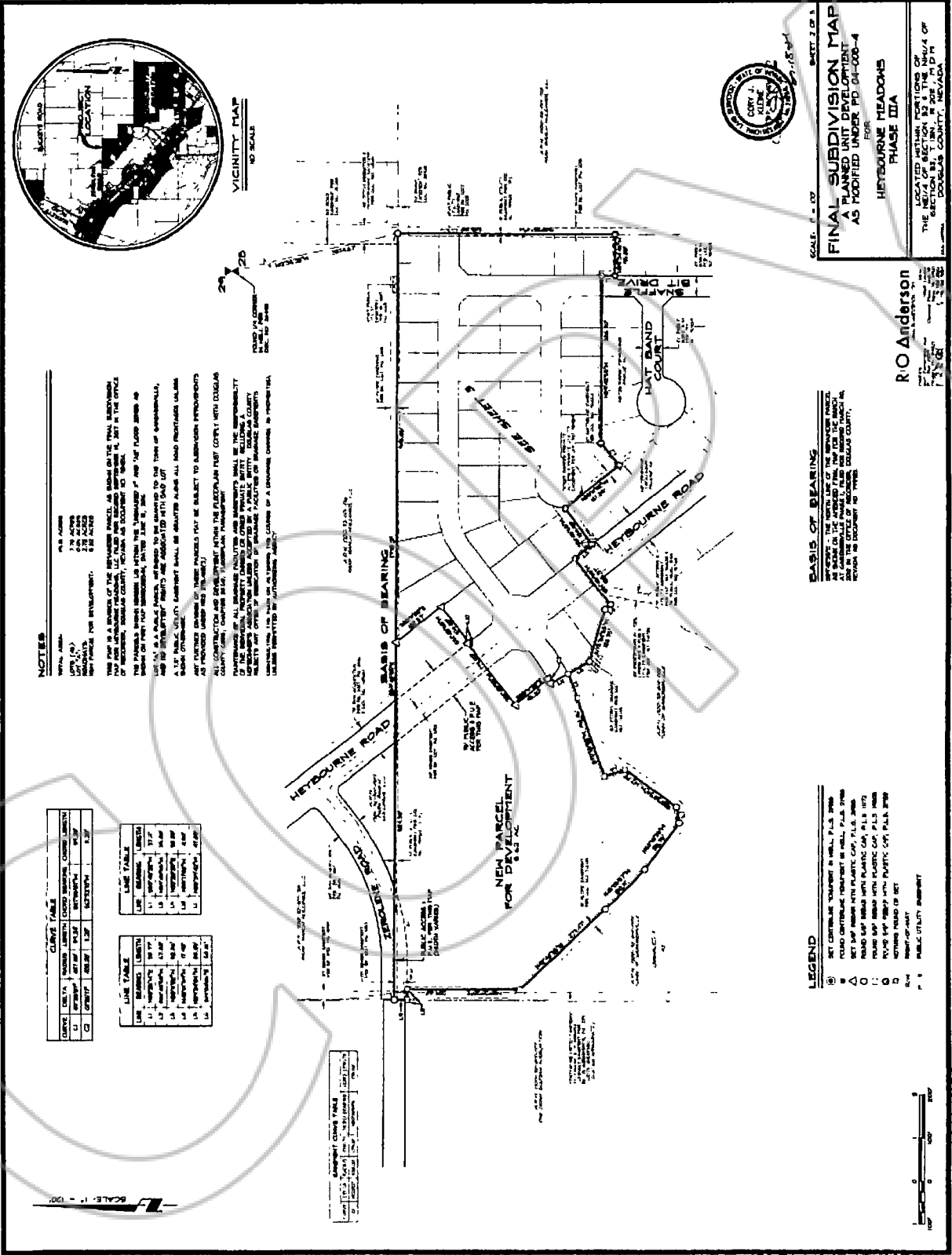
On the 18th day of November, 2021, ~~Tom Dallaire~~ ^{Sam Booth} appeared before me, a Notary Public, and acknowledged that she executed the foregoing instrument.





Notary Public

EXHIBIT A



NOTES

- 1. THE SITE IS A PORTION OF THE HETBOURNE PARCEL, AS SHOWN ON THE FINAL SUBDIVISION MAP AND LOTS 1 THROUGH 10, AS SHOWN ON THE FINAL SUBDIVISION MAP, AND THE ADJACENT HETBOURNE PARCEL, AS SHOWN ON THE FINAL SUBDIVISION MAP, AND THE ADJACENT HETBOURNE PARCEL, AS SHOWN ON THE FINAL SUBDIVISION MAP.
- 2. THE HETBOURNE PARCEL IS A PUBLIC TRACT, AS SHOWN ON THE FINAL SUBDIVISION MAP, AND THE ADJACENT HETBOURNE PARCEL IS A PUBLIC TRACT, AS SHOWN ON THE FINAL SUBDIVISION MAP.
- 3. THE HETBOURNE PARCEL IS A PUBLIC TRACT, AS SHOWN ON THE FINAL SUBDIVISION MAP, AND THE ADJACENT HETBOURNE PARCEL IS A PUBLIC TRACT, AS SHOWN ON THE FINAL SUBDIVISION MAP.
- 4. THE HETBOURNE PARCEL IS A PUBLIC TRACT, AS SHOWN ON THE FINAL SUBDIVISION MAP, AND THE ADJACENT HETBOURNE PARCEL IS A PUBLIC TRACT, AS SHOWN ON THE FINAL SUBDIVISION MAP.
- 5. THE HETBOURNE PARCEL IS A PUBLIC TRACT, AS SHOWN ON THE FINAL SUBDIVISION MAP, AND THE ADJACENT HETBOURNE PARCEL IS A PUBLIC TRACT, AS SHOWN ON THE FINAL SUBDIVISION MAP.
- 6. THE HETBOURNE PARCEL IS A PUBLIC TRACT, AS SHOWN ON THE FINAL SUBDIVISION MAP, AND THE ADJACENT HETBOURNE PARCEL IS A PUBLIC TRACT, AS SHOWN ON THE FINAL SUBDIVISION MAP.
- 7. THE HETBOURNE PARCEL IS A PUBLIC TRACT, AS SHOWN ON THE FINAL SUBDIVISION MAP, AND THE ADJACENT HETBOURNE PARCEL IS A PUBLIC TRACT, AS SHOWN ON THE FINAL SUBDIVISION MAP.
- 8. THE HETBOURNE PARCEL IS A PUBLIC TRACT, AS SHOWN ON THE FINAL SUBDIVISION MAP, AND THE ADJACENT HETBOURNE PARCEL IS A PUBLIC TRACT, AS SHOWN ON THE FINAL SUBDIVISION MAP.
- 9. THE HETBOURNE PARCEL IS A PUBLIC TRACT, AS SHOWN ON THE FINAL SUBDIVISION MAP, AND THE ADJACENT HETBOURNE PARCEL IS A PUBLIC TRACT, AS SHOWN ON THE FINAL SUBDIVISION MAP.
- 10. THE HETBOURNE PARCEL IS A PUBLIC TRACT, AS SHOWN ON THE FINAL SUBDIVISION MAP, AND THE ADJACENT HETBOURNE PARCEL IS A PUBLIC TRACT, AS SHOWN ON THE FINAL SUBDIVISION MAP.

CURVE TABLE

CHORD	DELTA	ARC LENGTH	CURVE RADIUS	CHORD BEARING
C1	60.000	1.571	15.000	10.000
C2	119.959	3.142	30.000	20.000
C3	179.818	4.712	45.000	30.000

LINE TABLE

LINE BEARING	LENGTH
L1	150.000
L2	150.000
L3	150.000
L4	150.000
L5	150.000
L6	150.000
L7	150.000
L8	150.000
L9	150.000
L10	150.000

BASIS OF BEARING
 THE BASIS OF BEARING IS THE NORTH LINE OF THE WEST LINE OF THE HETBOURNE PARCEL, AS SHOWN ON THE FINAL SUBDIVISION MAP, AND THE ADJACENT HETBOURNE PARCEL, AS SHOWN ON THE FINAL SUBDIVISION MAP.

LEGEND

- 1. SET CURVE RADIUS TO HETBOURNE ROAD, P.L.S. 3000
- 2. SET CURVE RADIUS TO HETBOURNE ROAD, P.L.S. 3000
- 3. SET 150' HETBOURNE ROAD, P.L.S. 3000
- 4. SET 150' HETBOURNE ROAD, P.L.S. 3000
- 5. SET 150' HETBOURNE ROAD, P.L.S. 3000
- 6. SET 150' HETBOURNE ROAD, P.L.S. 3000
- 7. SET 150' HETBOURNE ROAD, P.L.S. 3000
- 8. SET 150' HETBOURNE ROAD, P.L.S. 3000
- 9. SET 150' HETBOURNE ROAD, P.L.S. 3000
- 10. SET 150' HETBOURNE ROAD, P.L.S. 3000

SCALE: 1" = 100'

DATE: 2.01.13

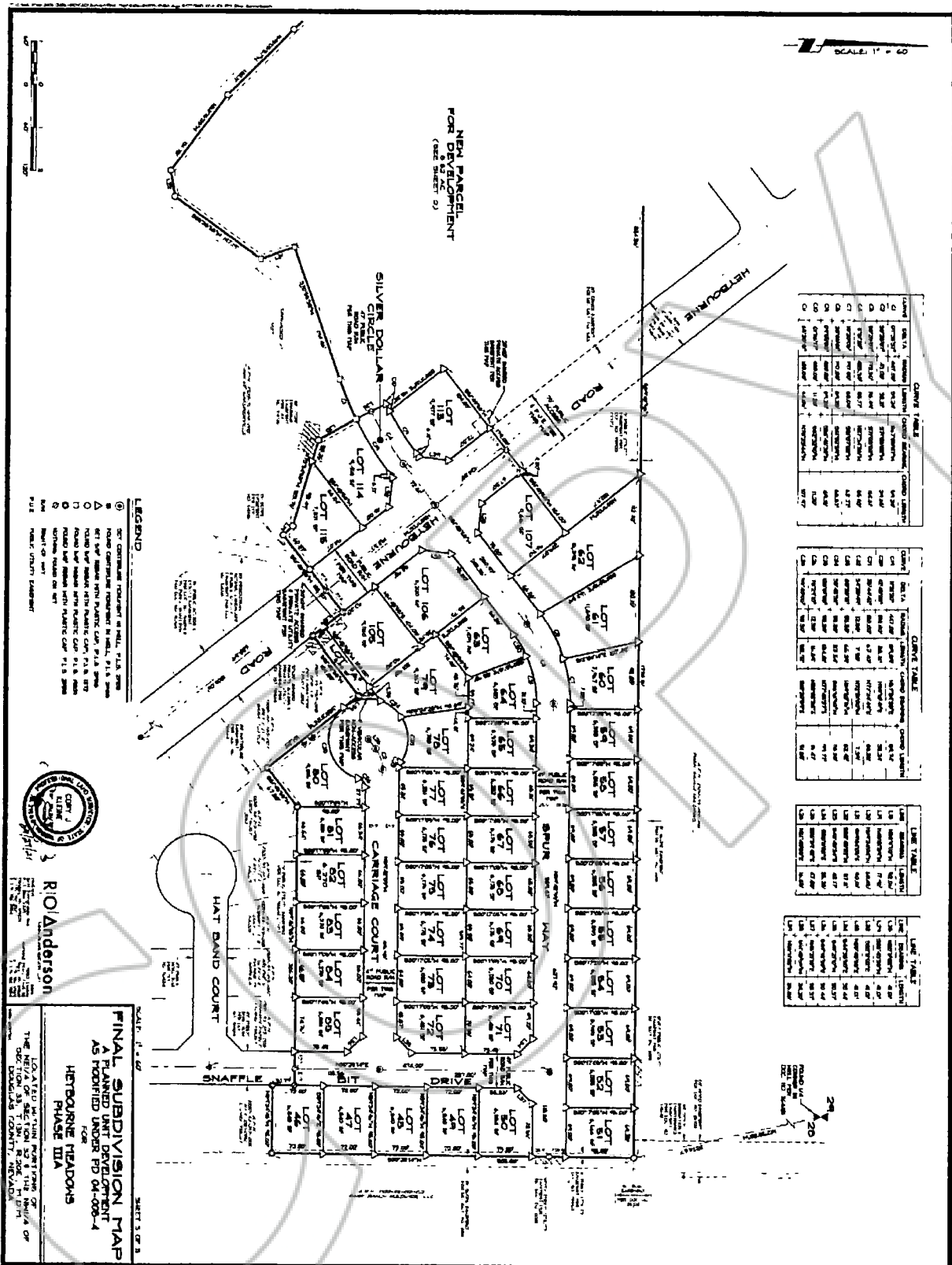
FINAL SUBDIVISION MAP
 A PLANNED UNIT DEVELOPMENT
 AS MODIFIED UNDER PD 04-000-4
 FOR
 HETBOURNE HEADQUARTERS
 PHASE IIIA

LOCATED WITHIN PORTIONS OF
 THE SECTION 8, T17N, R20E, T10D, W
 DOUGLAS COUNTY, NEVADA

R/O Anderson
 P.E.
 1010 S. HETBOURNE ROAD
 HENDERSON, NV 89002

EXHIBIT A

SCALE: 1" = 60'



CONVEYANCE TABLE

LOT	DEED	DATE	FROM	TO	REMARKS
1	100-100-001	10/1/88	PLAT	OWNER	
2	100-100-002	10/1/88	PLAT	OWNER	
3	100-100-003	10/1/88	PLAT	OWNER	
4	100-100-004	10/1/88	PLAT	OWNER	
5	100-100-005	10/1/88	PLAT	OWNER	
6	100-100-006	10/1/88	PLAT	OWNER	
7	100-100-007	10/1/88	PLAT	OWNER	
8	100-100-008	10/1/88	PLAT	OWNER	
9	100-100-009	10/1/88	PLAT	OWNER	
10	100-100-010	10/1/88	PLAT	OWNER	

CONVEYANCE TABLE

LOT	DEED	DATE	FROM	TO	REMARKS
11	100-100-011	10/1/88	PLAT	OWNER	
12	100-100-012	10/1/88	PLAT	OWNER	
13	100-100-013	10/1/88	PLAT	OWNER	
14	100-100-014	10/1/88	PLAT	OWNER	
15	100-100-015	10/1/88	PLAT	OWNER	
16	100-100-016	10/1/88	PLAT	OWNER	
17	100-100-017	10/1/88	PLAT	OWNER	
18	100-100-018	10/1/88	PLAT	OWNER	
19	100-100-019	10/1/88	PLAT	OWNER	
20	100-100-020	10/1/88	PLAT	OWNER	

CONVEYANCE TABLE

LOT	DEED	DATE	FROM	TO	REMARKS
21	100-100-021	10/1/88	PLAT	OWNER	
22	100-100-022	10/1/88	PLAT	OWNER	
23	100-100-023	10/1/88	PLAT	OWNER	
24	100-100-024	10/1/88	PLAT	OWNER	
25	100-100-025	10/1/88	PLAT	OWNER	
26	100-100-026	10/1/88	PLAT	OWNER	
27	100-100-027	10/1/88	PLAT	OWNER	
28	100-100-028	10/1/88	PLAT	OWNER	
29	100-100-029	10/1/88	PLAT	OWNER	
30	100-100-030	10/1/88	PLAT	OWNER	

LEGEND

- ① 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ② 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ③ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ④ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ⑤ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ⑥ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ⑦ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ⑧ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ⑨ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ⑩ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ⑪ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ⑫ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ⑬ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ⑭ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ⑮ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ⑯ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ⑰ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ⑱ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ⑲ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
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- ㊽ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ㊾ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000
- ㊿ 50' CONTIGUOUS ENCROACHMENT IN 1984, 11.5' 2000



Rio Anderson
 Surveyor
 State of Nevada
 License No. 11325

FINAL SUBDIVISION MAP
 PLANNED UNIT DEVELOPMENT
 AS MODIFIED UNDER PD 04-000-4
 FOR
HERTSOUNE MEADOWS
 PHASE IIIA
 LOCATED IN THE PARTIALLY
 THE NE 1/4 OF SECTION 20 & 8, THE NW 1/4 OF
 SECTION 21 & 8, THE NW 1/4 OF
 SECTION 22 & 8, THE NW 1/4 OF
 SECTION 23 & 8, TOWNSHIP 30N, RANGE 12E,
 DEWOLFE COUNTY, NEVADA