

DOUGLAS COUNTY, NV

2022-986815

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\$40.00 Pgs=3

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TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E03

APN: 1320-30-510-004  
1320-30-510-005  
1320-30-611-001  
1320-30-510-006

RECORDING REQUESTED BY:

**RYE CREEK LLC  
8240 WILLOW RANCH TRAIL  
RENO NV 89523**

AFTER RECORDATION RETURN BY MAIL TO:

**SAME AS ABOVE**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DEVELOPMENT RIGHTS DEED**

**THIS DEED**, made and entered into this 23 day of JUNE, 2022, between Vernalis Enterprises, Inc., a Nevada corporation (hereinafter referred to as "Seller") and Rye Creek, LLC, a Nevada limited liability company (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, and other good and valuable consideration to it in hand paid by Buyer, 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 of its right, title and interest in all those certain development rights situate in Douglas County, Nevada, more particularly described as follows:

Fifty-Nine (59) of the Sixty-One (61) development rights as certified by the Community Development Department, Douglas County, Nevada, pursuant to Douglas County Development Code §20.500, et seq., and evidenced by Development Rights Deed from Bedford Properties Management Co., LLC to Vernalis Enterprises, Inc., recorded as Document No. 0640427, Book 0305, Page 13640, in the official records of Douglas County, NV, which Development Rights were the subject of a Development Rights Deed from Bedford Properties Management Co., LLC, to Ronald L. Simek, an unmarried man, and Little Mondeaux Limousin Corp., recorded as Document No. 0551887 in Book 0902, Page 3352, in the Official records of Douglas County, NV on September 6, 2002.

TOGETHER with all hereditaments and appurtenances thereunto belonging or appertaining thereof.

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

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

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

Vernalis Enterprises, Inc.  
A Nevada Corporation

By: [Signature]  
Michael A. Brown, Sr., President

By: [Signature]  
Michelle Hakeem, Secretary

*Please see Attach Acknowledgment 06/26/22*

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public, personally appeared Michael A. Brown, Sr. and Michelle Hakeem who proved to me on the basis of satisfactory evidence 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 person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of Nevada that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature \_\_\_\_\_ (seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Joaquin )

On June 23, 2022 before me, Cynthia Gonzalez Notary Public  
(Date) (Here Insert Name and Title of the Officer)

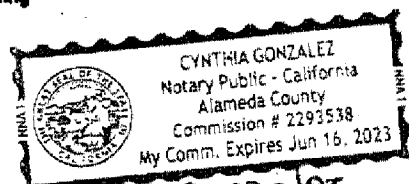
personally appeared Michael A. Brown  
(Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)  
(Signature of Notary Public)



*Cynthia Gonzalez  
Notary Public - California  
Alameda County  
Commission # 2293538  
my comm expires Jun 16  
2023*

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Joaquin

On 06/26/2022 before me, Rita Herminia Barron, Notary Public  
(Insert name and title of the officer)

personally appeared Michelle Marie Hakeem,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

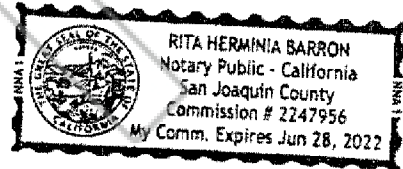
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-30-510-004, 005, 006  
 b. 1320-30-611-001  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:  
 a. Lockford  Single Fam. Res.  
     Vacant Land  
 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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 0  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 0  
 d. Real Property Transfer Tax Due: \$ 0

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: 3  
Consideration paid through Doc No. 2022-986726

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 \_\_\_\_\_ Capacity agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Vernalis Enterprises, Inc  
 Address: PO BOX 346  
 City: Lockford  
 State: CA Zip: 95237

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Rye Creek, LLC  
 Address: 8240 Willow Ranch Trail  
 City: Reno  
 State: NV Zip: 89523

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02202070-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED