

APN: 1320-29-711-055

Recording requested by,
provide tax statements to and
return to:

Lennar Reno, LLC
9425 Double Diamond PKWY
Reno, Nevada 89521

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

20332022-JP

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED, is made this 10 day of June
2023, 2023, by and between HEYBOURNE MEADOWS II, LLC, a Utah limited liability
company, as Grantor, and LENNAR RENO, LLC, a Nevada limited liability company, as Grantee:

WITNESSETH:

That Grantor, in consideration of the sum of Ten and No/100ths Dollars (\$10.00), lawful
money of the United States, and other good and valuable consideration to them in hand paid by
Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell
to the Grantee and its successors and assigns forever all of the real property located in the County of
Douglas, State of Nevada, and more particularly described on Exhibit "A" attached hereto and
incorporated herein by this reference (the "Property");

TOGETHER WITH all and singular any ditches and ditch rights, tenements, hereditaments
and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions,
remainder and remainders, rents, issues and profits thereof;

AND SPECIFICALLY EXCLUDING all water rights, water shares and water connection fee
credits appurtenant to or benefiting the Property;

SUBJECT TO all existing liens, encumbrances, rights-of-way, easements, restrictions,
reservations and other matters of record enforceable at law or in equity; and

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances,
unto the said Grantee and to its successors and assigns forever.

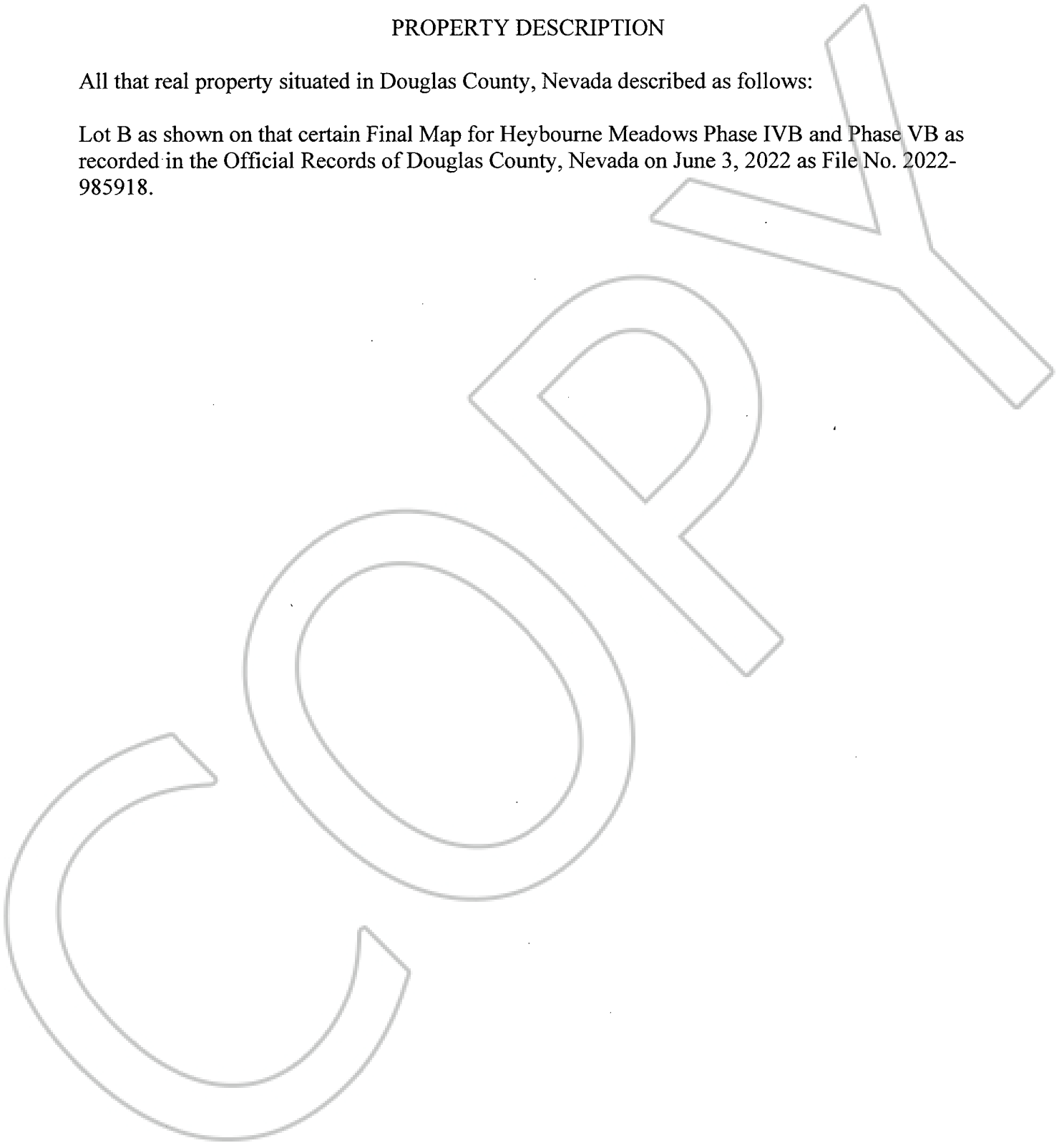
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EXHIBIT "A"

PROPERTY DESCRIPTION

All that real property situated in Douglas County, Nevada described as follows:

Lot B as shown on that certain Final Map for Heybourne Meadows Phase IVB and Phase VB as recorded in the Official Records of Douglas County, Nevada on June 3, 2022 as File No. 2022-985918.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-29-711-055
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$8,000,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$8,000,000.00
 d) Real Property Transfer Tax Due \$31,200.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: [Signature] Capacity: Manager
 Signature: [Signature] Capacity: [Signature]

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Heybourne Meadows II, LLC
 Address: 4464 Ridge Crest Cir.
 City: Bountiful
 State: UT Zip: 84010

Print Name: Lennar Reno, LLC
 Address: 9425 Double Diamond Pkwy
 City: Reno
 State: NV Zip: 89521

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Print Name: Company File Number: 125-2633222 JP/ JP
 Address: 4860 Vista Blvd, Suite 200
 City: Sparks State: NV Zip: 89436

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