



SHAWNYNE GARREN, RECORDER E03

APN: PTN 1420-29-001-007

& PTN 1420-29-001-008

RPTT: \$ 0.00

ACCOMMODATION

When Recorded Return to:

Heybourne Ranches, LLC, a Nevada limited liability company

880 Northwood Blvd.
Incline Village, NV 89451

Mail Tax Statements to:

Grantee same as above.

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That Heybourne Ranches, LLC, a Nevada limited liability company formally known as Heybourne Meadows, LLC, a Nevada limited liability company

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Jeff S. Eschen and Jessica Sue Eschen, husband and wife as community property with right of survivorship

All that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

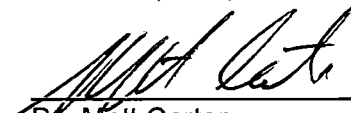
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature continued on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. ACCOMMODATION
Page Two.

Witness my hand(s) this 28 day of June, 2023.

Heybourne Ranches, LLC, a Nevada limited liability company formally known as Heybourne Meadows, LLC, a Nevada limited liability company


By: Matt Carter
Managing Member

STATE OF Nevada
COUNTY OF Washoe

This instrument was acknowledged before me on this 28 day of June, 2023 by Matt Carter Managing Member of Heybourne Ranches, LLC, a Nevada limited liability company formally known as Heybourne Meadows, LLC, a Nevada limited liability company


NOTARY PUBLIC



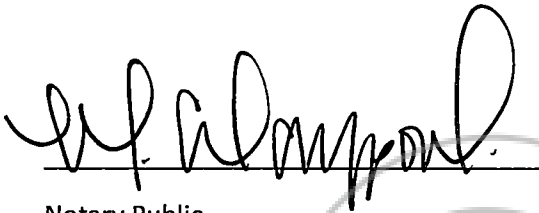
Grant, Bargain, Sale Deed cont'd.
Escrow No. ACCOMMODATION
Page Three

Witness my hands this 28th day of June, 2023



Georgina Carter

This instrument was acknowledged before me on this 28th day of June, 2023 by Georgina Carter***



Notary Public

Managi
-ng Member
Of Heybourne
Ranches, LLC, a Ne
-vada limited
liability company
formally known as
Heybourne Meadows,
LLC, a Nevada
Limited ~~limited~~
liability company

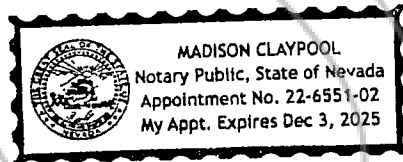
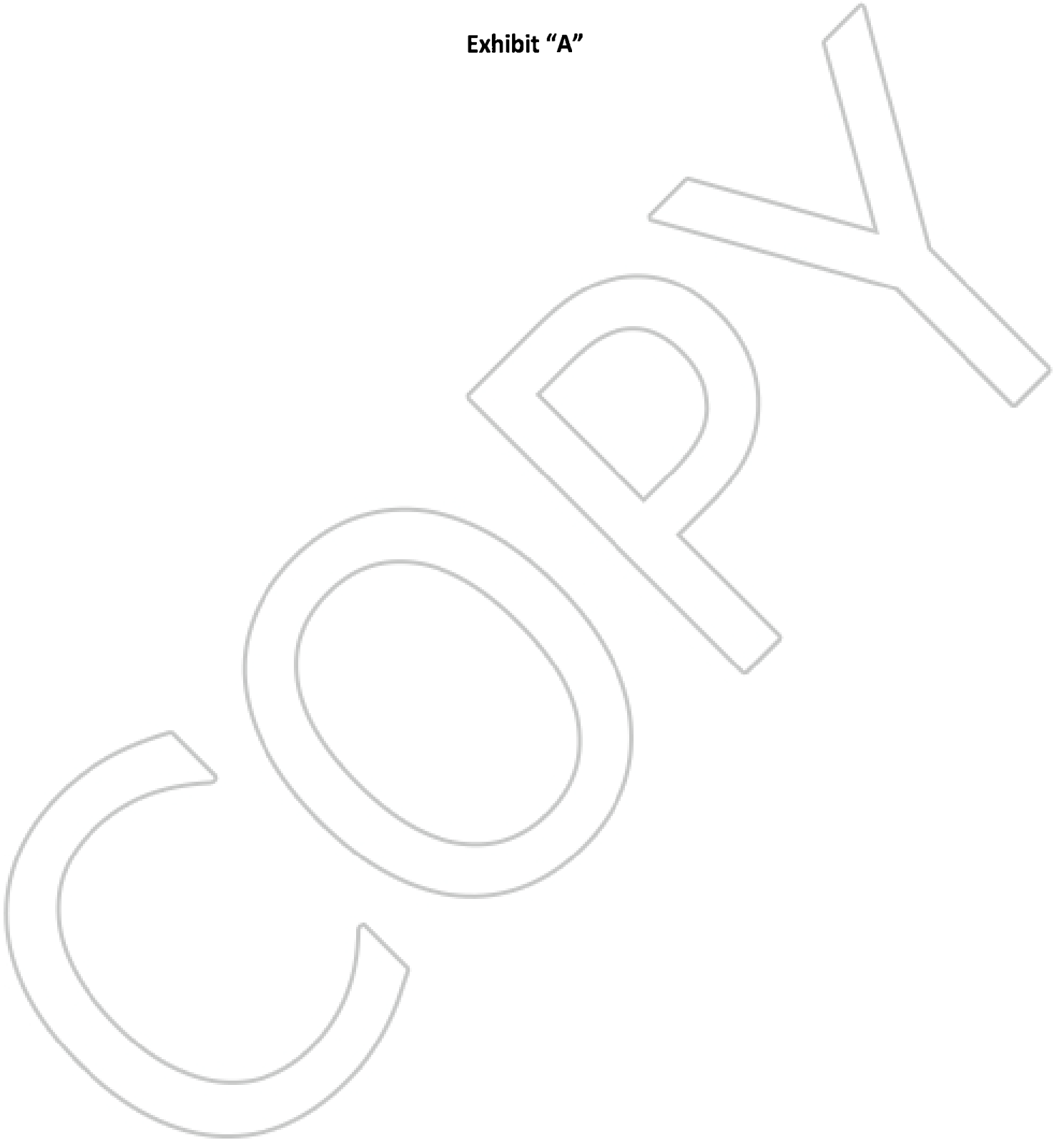


Exhibit "A"



2638-005
03/30/23

**DESCRIPTION
PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT
(Over A.P.N. 1420-29-001-008)**

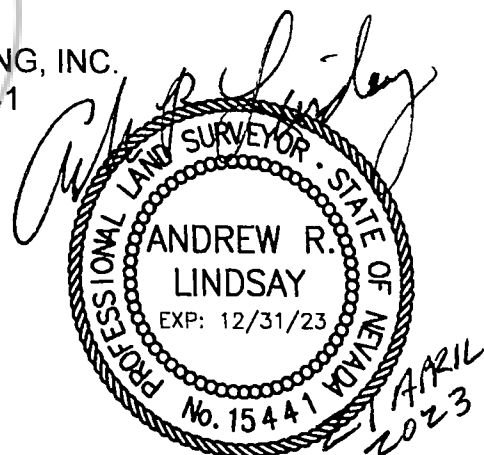
All that real property situate in the County of Douglas, State of Nevada, described as follows:

A strip of land for private access and public utility purposes located within a portion of Section 29, Township 14 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the northeast corner of Lot 7 as shown on the Record of Survey to Support a Boundary Line Adjustment for Bently Family Limited Partnership filed for record October 19, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 658214, said point falling on the west right-of-way of Heybourne Road; thence along said west right-of-way of Heybourne Road, South 00°53'06" West, 662.60 feet; thence leaving said west right-of-way of Heybourne Road, North 89°59'28" West, 100.00 feet; thence North 00°53'06" East, 612.50 feet; thence South 89°57'14" West, 1,200.00 feet; thence North 00°53'06" East, 50.00 feet to a point on the north line of said Lot 7; thence along said north line of Lot 7, North 89°57'14" East, 1,300.00 feet to the **POINT OF BEGINNING**, containing 2.90 acres, more or less.

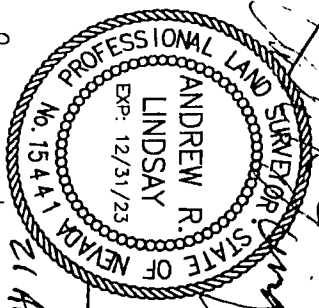
The Basis of Bearing of this description is identical to the Record of Survey to Support a Boundary Line Adjustment for Bently Family Limited Partnership filed for record October 19, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 658214.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 15441
P.O. Box 2229
Minden, Nevada 89423



A.P.N. 1420-29-001-007
 HEYBOURNE MEADOWS LLC
 (LOT 6 PER DOC NO. 658214)

LINE	BEARING	LENGTH
L1	N89°59'28" W	100.00'
L2	N00°53'06" E	50.00'



21 APRIL 2023

A.P.N. 1420-29-001-008
 JEFF S. & JESSICA SUE ESCHEN
 (LOT 7 PER DOC. NO. 658214)

A.P.N. 1420-00-002-032
 BENTLY FAMILY LTD. PARTNERSHIP
 (LOT 16 PER DOC. NO. 658214)

PRIVATE ACCESS-
 AND PUBLIC UTILITY
 AND EASEMENT
 2.90 AC.

EXHIBIT
 PRIVATE ACCESS AND PUBLIC UTILITY
 EASEMENT
 (DOUGLAS COUNTY, NV)

HEYBOURNE ROAD

POINT OF BEGINNING



R O Anderson
 HARRIS ROY ANDERSON, CORP.
 4029 Ferncroft Ave
 Reno, NV 89423
 P 775 782 2322
 F 775 782 1004

RENO
 9040 Double
 Diamond Plwy, Unit 1B
 Reno, NV 89521
 P 775 782 2322
 F 775 782 1004

Client Files\2638\2638-005\CAD\Survey\Final Map\2638-005.BLA.dwg 3/30/2023 12:14:17 PM Rina Kammy

03/30/23

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-29-001-007
 b) 1420-29-001-008
 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 EAISEMENT

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

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: EAISEMENT ONLY

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 [Signature] Capacity AGENT

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Hayden Randes
 Address: 1571 Patten
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Jeff + Jessica Echen
 Address: 911 Summer Ct
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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