



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.

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**Grant, Bargain and Sale Deed**

THIS INDENTURE WITNESSETH: That Jeff S. Eschen and Jessica Sue Eschen, husband and wife as community property with right of survivorship

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Heybourne Ranches, LLC, a Nevada limited liability company formally known as Heybourne Meadows, LLC, a Nevada limited liability company

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\_2023  
Page Two.

Witness my hand(s) this 18 day of July, 2023.

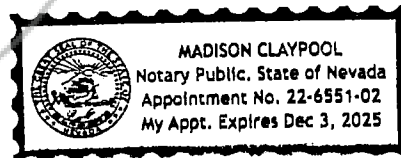
Jeff Eschen  
Jeff S. Eschen

Jessica Eschen  
Jessica Sue Eschen

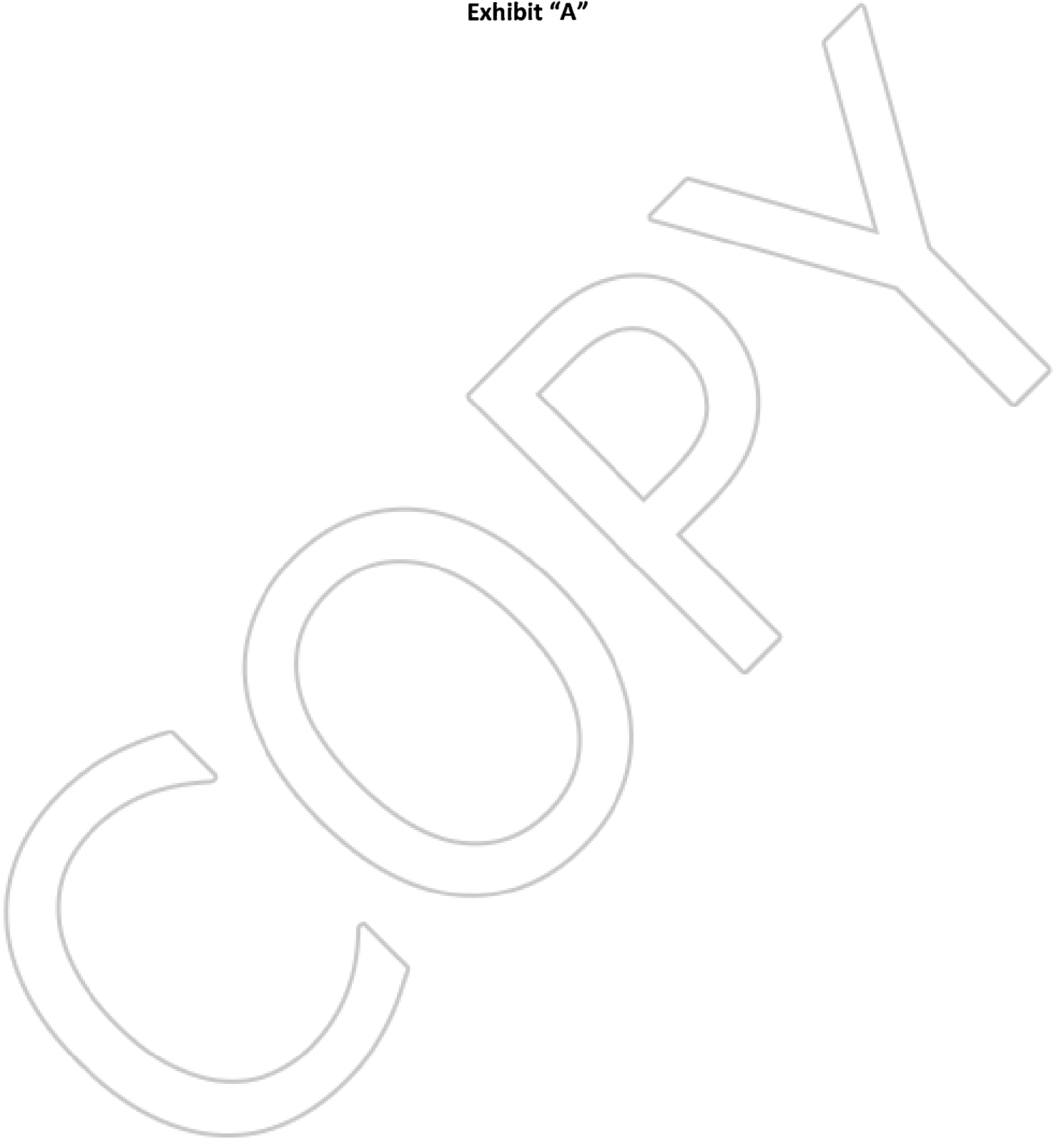
STATE OF Nevada  
COUNTY OF Hmc Douglas.

This instrument was acknowledged before me on this 18 day of July, 2023 by Jeff S Eschen and Jessica Sue Eschen\*\*\*

M. Claypool  
NOTARY PUBLIC



**Exhibit "A"**



**DESCRIPTION**  
**PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT**  
**(Over A.P.N. 1420-29-001-007, 1420-29-001-006, AND 1420-00-002-036)**

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

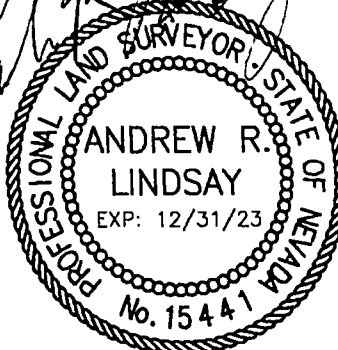
A strip of land for private access and public utility purposes located within a portion of Section 20 and 29, Township 14 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

**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 leaving said west right-of-way of Heybourne Road, South 89°57'14" West, 100.00 feet;  
thence North 00°53'06" East, 1,325.08 feet to a point on the south parcel line of Lot 4;  
thence leaving said south parcel line of Lot 4, North 00°38'11" East, 100.00 feet;  
thence North 89°50'32" East, 100.00 feet to a point on said west right-of-way of Heybourne Road;  
thence South 00°38'11" West, 100.00 feet to a point on said west right-of-way of Heybourne Road;  
thence continue along said west right-of-way of Heybourne Road, South 00°53'06" West, 1,325.27 feet to the **POINT OF BEGINNING**, containing 3.27 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

*Andrew R. Lindsay*  
21 APRIL  
2023



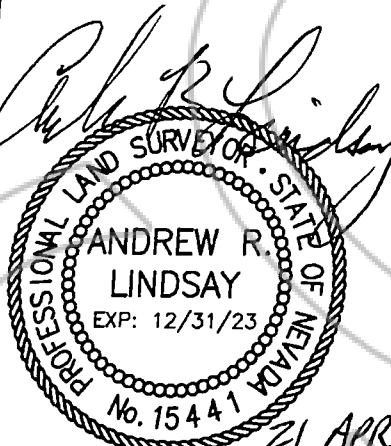
A.P.N. 1420-00-002-036  
 HEYBOURNE MEADOWS, LLC  
 (LOT 4 PER DOC NO 658214)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°57'14"E	100.00'
L2	N00°38'11"E	100.00'
L3	N89°50'32"E	100.00'
L4	S00°38'11"W	100.00'

1420-29-001-006  
 HEYBOURNE MEADOWS, LLC  
 (LOT 5 PER DOC NO. 658214)

100' PRIVATE ACCESS  
 AND PUBLIC UTILITY  
 EASEMENT  
 3.27 AC.

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



21 APRIL 2023  
 A.P.N. 1420-29-001-008  
 JEFF S. & JESSICA SUE ESCHEN  
 (LOT 7 PER DOC. NO. 658214)

**R O Anderson**  
 HWW.ROANDERSON.COM

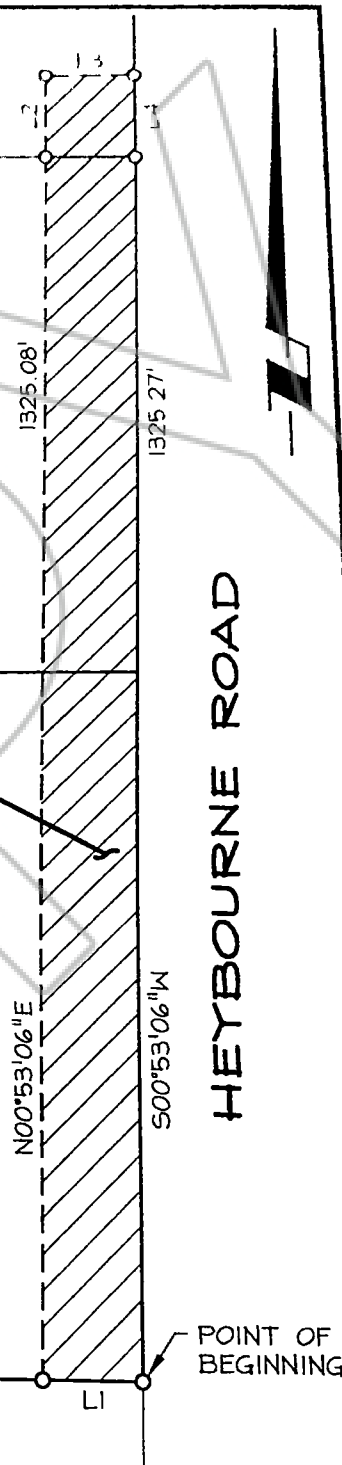
**EXHIBIT**  
 100' PRIVATE ACCESS AND  
 PUBLIC UTILITY EASEMENT  
 (DOUGLAS COUNTY, NEVADA)

MINDEN  
 1603 Emerald Ave  
 P.O. Box 2229  
 Minden, NV 89423  
 p 775.782.2322  
 f 775.782.7084

RENO  
 9060 Double  
 Diamond Pkwy, Unit 1B  
 Reno, NV 89521  
 p 775.782.2322  
 f 775.782.7084

03/30/23

Y:\Client Files\2638\2638-005\CAD\Survey\Final Map\2638-005BLA.dwg 3/30/2023 12:13:07 PM Rhina Kampy



HEYBOURNE ROAD

POINT OF BEGINNING

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 EASEMENT

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: EASEMENT 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)

Print Name: JEFF & JESSICA Eschen  
 Address: 911 Summer Ct  
 City: Carson City  
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Heybourne Ranches  
 Address: 1571 Patten  
 City: Gardner  
 State: NV Zip: 89460

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)