

APN 1320-27-711-055
RECORDING REQUESTED BY:

Douglas County Community Development
Planning Division
1594 Esmeralda Avenue
Minden, NV 89423



SHAWNYNE GARREN, RECORDER E03

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.

**DEED AND ASSIGNMENT OF DEVELOPMENT RIGHTS
SEPARATE FROM CERTIFICATE**

This DEED AND ASSIGNMENT OF DEVELOPMENT RIGHTS SEPARATE FROM
CERTIFICATE, dated 5 June, 2023, (the "Effective Date"), is made by HEYBOURNE
MEADOWS II, LLC, a Utah limited liability company ("Assignor"), the successor-in-interest
to The Ranch at Gardnerville, I, 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 forty-six (146) development rights as evidenced by
that certain Development Rights Deed, recorded in the Official Records of
Douglas County, Nevada, in Book 1207 at Page 2619 as Document No. 0714733
(the "TDRs").
 - a. By separate documents, Assignor or its predecessor-in-interest, The
Ranch at Gardnerville, I, LLC, has previously assigned a portion (145) of
the TDRs to other sub-phases of PD 04-008, leaving a remainder of one
(1) TDR.

- B. Assignor owns one eighty-seven (87) development rights as evidenced by that certain Development Rights Deed, recorded in the Official Records of Douglas County, Nevada, in Book 911 at Page 475 as Document No. 789070 (the "TDRs").
 - a. By separate documents, Assignor or its predecessor-in-interest, The Ranch at Gardnerville, 1, LLC, previously assigned fifty-two (52) of these TDRs to other sub-phases of PD 04-008, leaving a remainder of thirty-five (35) TDRs available to deed and assign per this document.
- C. 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 as Document No. 2017-903250 (the "TDRs").
 - a. By separate documents, Assignor or its predecessor-in-interest, The Ranch at Gardnerville, 1, LLC, has previously assigned a portion one hundred twenty-three (123) of the TDRs to other sub-phases of PD 04-008, leaving a remainder of fifteen (15) TDRs available to deed and assign per this document.
- D. Assignor owns fifty-six (56) development rights as evidenced by that certain Development Rights Deed, recorded in the Official Records of Douglas County, Nevada, as Document No. 2023-997126 (the "TDRs").
- E. By separate agreement, Assignor agreed to assign and transfer for the benefit of that portion of Planned Development (PD) 04-008 located in Douglas County, NV now known as *Heybourne Meadows, Phase VI*, and more particularly described on Exhibit "A" attached hereto and incorporated by this reference as if fully set forth herein ("Property"), which when recorded will be known as Heybourne Meadows Village Phase VIA-E, consisting of 107 lots, Assignor's right, title and interest in the 107 TDRs (the "Assigned Rights") defined above.

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

1. Assignment and Acceptance. Assignor hereby grants, 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 provisions of this Assignment.

In WITNESS WHEREOF, the Assignor has executed this Deed and Assignment of Development Rights 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
Ezra Nilson, Manager, by Robert O. Anderson, Attorney-in-fact

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On this 5 day of June 2023, personally appeared before me, a notary public, Robert O. Anderson, Attorney-in-fact for Ezra Nilson, Manager of HEYBOURNE MEADOWS II, LLC, and in his capacity as such, acknowledged to me that he executed this instrument.

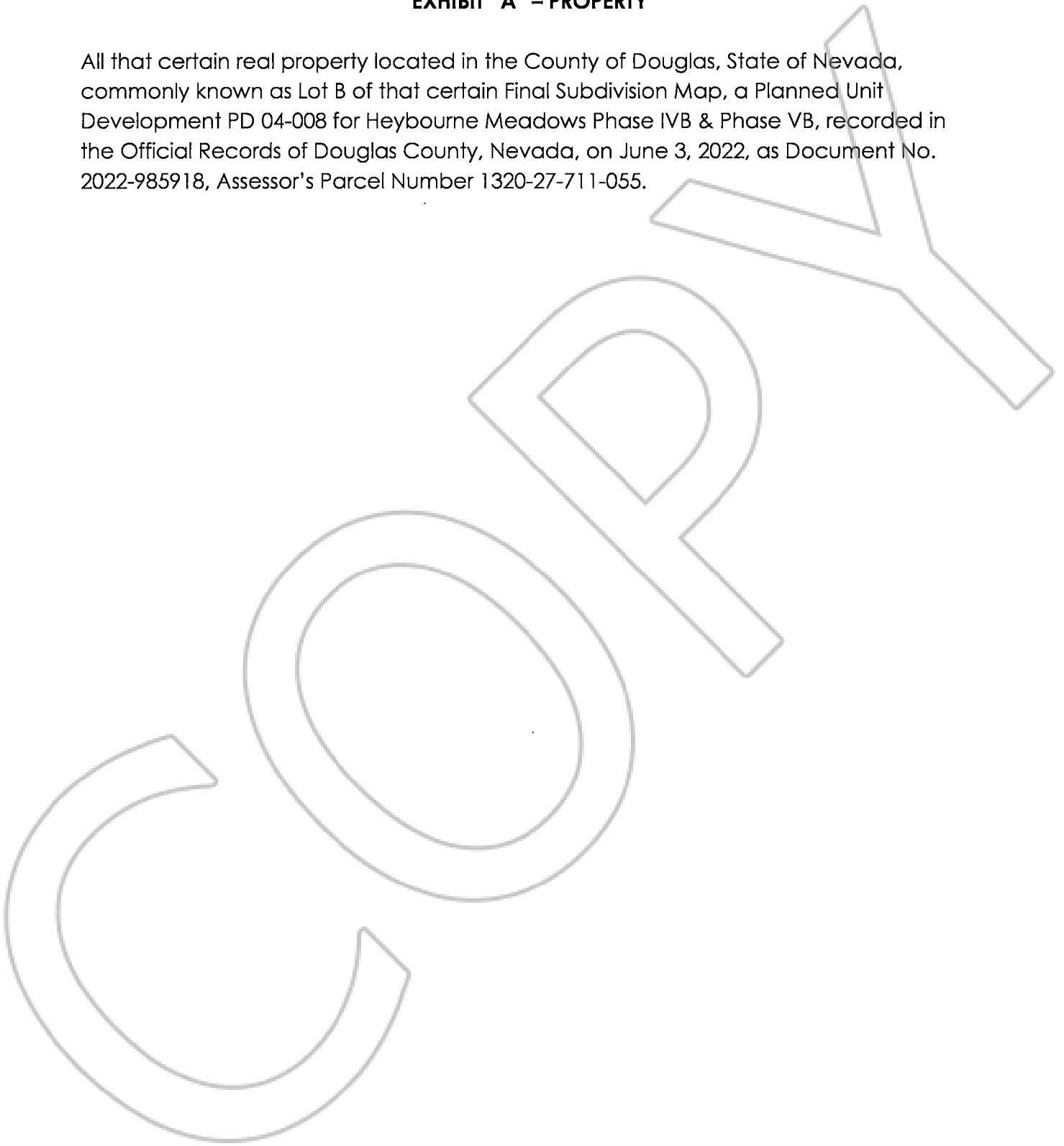
Allison Ikehara
Notary Public
///
///



Seal

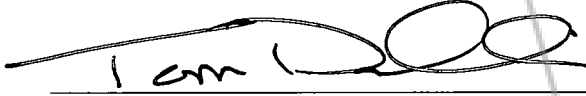
EXHIBIT "A" – PROPERTY

All that certain real property located in the County of Douglas, State of Nevada, commonly known as Lot B of that certain Final Subdivision Map, a Planned Unit Development PD 04-008 for Heybourne Meadows Phase IVB & Phase VB, recorded in the Official Records of Douglas County, Nevada, on June 3, 2022, as Document No. 2022-985918, Assessor's Parcel Number 1320-27-711-055.



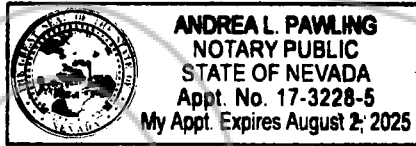
ACKNOWLEDGEMENT OF DEED AND ASSIGNMENT

Douglas County hereby acknowledges the assignment and conveyance of the TDRs as provided for above for the benefit of the Property.

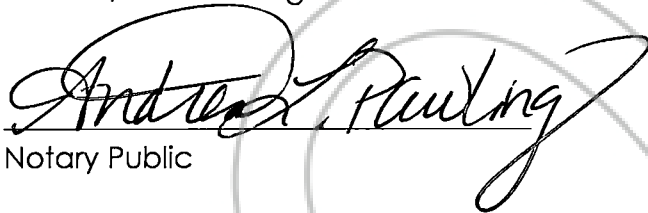


Tom Dallaire, Director
Douglas County Community Development

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)



On this 1st day of ~~July~~ August (AP) 2023, personally appeared before me, a notary public, Tom Dallaire, Director of Douglas County Community Development and in his capacity as such, acknowledged to me that he executed this instrument.



Notary Public

Seal

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1320-27-711-055
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 Development Rights

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: Development Rights

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 Jesse Ann Keel Capacity admin.
Signature _____ Capacity _____

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

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

Print Name: Heybourne Meadows II LLC
Address: 4464 RidgeCrest Circle
City: Bountiful
State: UT Zip: 84010

Print Name: The Ranch at Gardnerville LLC
Address: 4464 RidgeCrest Circle
City: Bountiful
State: UT Zip: 84010

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: B.O. Anderson Escrow # _____
Address: 1603 Esmeralda Ave
City: Minden State: NV Zip: 89423

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