

APN 1320-32-501-022
RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:



Douglas County Community Development
Planning Division
1594 Esmeralda Ave.
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 November 1, 2022, (the "Effective Date"), is made by HEYBOURNE MEADOWS I, LLC, a Utah limited liability company ("Assignor"), the successor-in-interest to The Ranch at Gardnerville, 1, 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 thirty-eight (138) development rights as evidenced by that certain Development Rights Deed, recorded in the Official Records of Douglas County, Nevada, on August 28, 2017 as Document No. 2017-903250 (the "TDRs").

B. By separate documents, Assignor or its predecessor-in-interest, the Ranch at Gardnerville, 1, LLC, has previously assigned a portion (107) of the TDRs to other sub-phases of PD 04-008.

C. Assignor agreed to assign and transfer for the benefit of a portion of Planned Development (PD) 04-008 located in Douglas County, NV and more particularly described on Exhibit "A" attached hereto and incorporated by this reference as if fully set forth herein

("Property"), which is Heybourne Meadows Phase IIIB, consisting of 16 lots, Assignor's right, title and interest in the TDRs (the "Assigned Rights").

NOW, THEREFORE, in consideration of the foregoing recitals which are specifically incorporated into the body of this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged. Assignor agrees as follows:

1. Assignment and Acceptance. Assignor hereby grant, 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 provision of, this Assignment.

IN WITNESS WHEREOF, the Assignor has executed this Assignment effective as of the Effective Date first written above.

ASSIGNOR:

HEYBOURNE MEADOWS I, LLC
A Utah Limited Liability Company

By: Ezra Nilson, Manager by Robert O. Anderson, Attorney-in-fact.
Ezra Nilson, Manager, by Robert O. Anderson, Attorney-in-fact

STATE OF NEVADA)
 :SS
COUNTY OF DOUGLAS)

On November 1, 2022, personally appeared before me, a notary public, Robert O. Anderson, Attorney-in fact for Ezra Nilson, Manager of HEYBOURNE MEADOWS I, LLC, and in his capacity as such, acknowledged to me that he executed this instrument.

Allison J. Ikehara
Notary Public

Seal



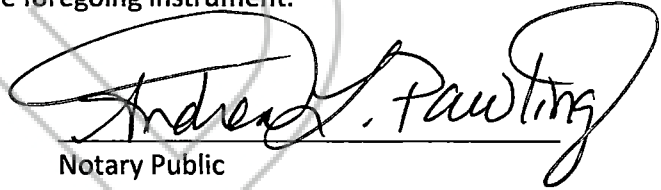
ACKNOWLEDGEMENT OF DEED AND ASSIGNMENT

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

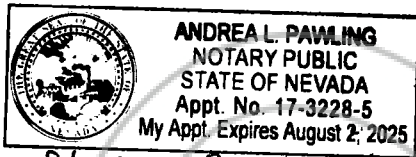


Tom Dallaire, Director
Douglas County Community Development

On the 1st day of August, ~~2022~~²⁰²³, Tom Dallaire appeared before me, a Notary Public, and acknowledged that she executed the foregoing instrument.



Notary Public



State of Nevada
County of Douglas

FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT PD 04-008-4 HEYBOURNE MEADOWS PHASE IIB

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct and that I have read and understand the contents of this map and the provisions of the laws of the State of Nevada relating to the subdivision of land and the recording of maps and that I have executed this certificate and the map for the purposes and in the manner herein stated and that I have read and understand the contents of this map and the provisions of the laws of the State of Nevada relating to the subdivision of land and the recording of maps and that I have executed this certificate and the map for the purposes and in the manner herein stated.

HEYBOURNE MEADOWS I, LLC (a Utah limited liability company)
BY: EMMA Z. NELSON
IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the company on this _____ day of _____, 2024.

EMMA Z. NELSON
BY: _____
IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the company on this _____ day of _____, 2024.

COUNTY OF DOUGLAS
STATE OF NEVADA
ON THIS _____ DAY OF _____, IN THE YEAR 2024, BEFORE ME, A NOTARY PUBLIC, PERSONALLY appearing before me and acknowledging to me that they are the owners of the above described property, the following persons have acknowledged to me that they are the owners of the above described property and that they have executed this certificate and the map for the purposes and in the manner herein stated.

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY'S SIGNATURE _____
MY COMMISSION EXPIRES _____

TITLE CERTIFICATE

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct and that I have read and understand the contents of this map and the provisions of the laws of the State of Nevada relating to the subdivision of land and the recording of maps and that I have executed this certificate and the map for the purposes and in the manner herein stated.

HEYBOURNE MEADOWS I, LLC (a Utah limited liability company)
BY: EMMA Z. NELSON
IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the company on this _____ day of _____, 2024.

SURVEYOR'S CERTIFICATE

I, ANDREW R. LINDSAY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. I HAVE PERSONALLY EXAMINED THE SURVEY AND THE INSTRUMENTS AND RECORDS RELATING TO THE SURVEY AND THE INSTRUMENTS AND RECORDS RELATING TO THE SURVEY.
2. THE LANDS SURVEYED ARE WITHIN A PORTION OF THE NE 1/4 OF SECTION 34 & THE NW 1/4 OF SECTION 34, T1N, R20E, T10N AND THE SURVEY WAS COMPLETED ON _____.
3. THE INSTRUMENTS AND RECORDS RELATING TO THE SURVEY HAVE BEEN FILED WITH THE COUNTY CLERK OF DOUGLAS COUNTY, NEVADA, ON _____.
4. THE INSTRUMENTS DIRECTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



ANDREW R. LINDSAY, P.L.S. 1644
BY: _____
IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the company on this _____ day of _____, 2024.

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND PUBLIC AFFAIRS. THE DIVISION HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION ACT AND THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS. THE DIVISION HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION ACT AND THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.

SIGNATURE _____ DATE _____
PRINTED NAME _____

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND PUBLIC AFFAIRS. THE DIVISION HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA DIVISION OF WATER RESOURCES ACT AND THE NEVADA DIVISION OF WATER RESOURCES REGULATIONS. THE DIVISION HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA DIVISION OF WATER RESOURCES ACT AND THE NEVADA DIVISION OF WATER RESOURCES REGULATIONS.

SIGNATURE _____ DATE _____
PRINTED NAME _____

FIRE DEPARTMENT'S CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE FIRE DEPARTMENT OF THE CITY OF LAS VEGAS. THE DEPARTMENT HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA DIVISION OF FIRE DEPARTMENT ACT AND THE NEVADA DIVISION OF FIRE DEPARTMENT REGULATIONS. THE DEPARTMENT HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA DIVISION OF FIRE DEPARTMENT ACT AND THE NEVADA DIVISION OF FIRE DEPARTMENT REGULATIONS.

SIGNATURE _____ DATE _____
PRINTED NAME _____

UTILITY COMPANIES' CERTIFICATE

THE UNDERSIGNED HAVE REVIEWED AND APPROVED THE FINAL MAP AND THE INSTRUMENTS AND RECORDS RELATING TO THE SURVEY AND THE INSTRUMENTS AND RECORDS RELATING TO THE SURVEY. THE UNDERSIGNED HAVE REVIEWED AND APPROVED THE FINAL MAP AND THE INSTRUMENTS AND RECORDS RELATING TO THE SURVEY AND THE INSTRUMENTS AND RECORDS RELATING TO THE SURVEY.

SIGNATURE _____ DATE _____
PRINTED NAME _____

CHARTER COMMUNICATIONS

THIS FINAL MAP IS APPROVED BY CHARTER COMMUNICATIONS. THE COMPANY HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA DIVISION OF CHARTER COMMUNICATIONS ACT AND THE NEVADA DIVISION OF CHARTER COMMUNICATIONS REGULATIONS. THE COMPANY HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA DIVISION OF CHARTER COMMUNICATIONS ACT AND THE NEVADA DIVISION OF CHARTER COMMUNICATIONS REGULATIONS.

SIGNATURE _____ DATE _____
PRINTED NAME _____

SOUTHWEST GAS CORPORATION

THIS FINAL MAP IS APPROVED BY SOUTHWEST GAS CORPORATION. THE COMPANY HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA DIVISION OF SOUTHWEST GAS CORPORATION ACT AND THE NEVADA DIVISION OF SOUTHWEST GAS CORPORATION REGULATIONS. THE COMPANY HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA DIVISION OF SOUTHWEST GAS CORPORATION ACT AND THE NEVADA DIVISION OF SOUTHWEST GAS CORPORATION REGULATIONS.

SIGNATURE _____ DATE _____
PRINTED NAME _____

COUNTY TAX COLLECTOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE DOUGLAS COUNTY TAX COLLECTOR. THE COLLECTOR HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE NEVADA DIVISION OF TAX COLLECTOR ACT AND THE NEVADA DIVISION OF TAX COLLECTOR REGULATIONS. THE COLLECTOR HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE NEVADA DIVISION OF TAX COLLECTOR ACT AND THE NEVADA DIVISION OF TAX COLLECTOR REGULATIONS.

SIGNATURE _____ DATE _____
PRINTED NAME _____

COUNTY CLERK'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE DOUGLAS COUNTY CLERK. THE CLERK HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE NEVADA DIVISION OF COUNTY CLERK ACT AND THE NEVADA DIVISION OF COUNTY CLERK REGULATIONS. THE CLERK HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE NEVADA DIVISION OF COUNTY CLERK ACT AND THE NEVADA DIVISION OF COUNTY CLERK REGULATIONS.

SIGNATURE _____ DATE _____
PRINTED NAME _____

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT. THE DEPARTMENT HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE NEVADA DIVISION OF COMMUNITY DEVELOPMENT DEPARTMENT ACT AND THE NEVADA DIVISION OF COMMUNITY DEVELOPMENT DEPARTMENT REGULATIONS. THE DEPARTMENT HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE NEVADA DIVISION OF COMMUNITY DEVELOPMENT DEPARTMENT ACT AND THE NEVADA DIVISION OF COMMUNITY DEVELOPMENT DEPARTMENT REGULATIONS.

SIGNATURE _____ DATE _____
PRINTED NAME _____

COUNTY ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE DOUGLAS COUNTY ENGINEER. THE ENGINEER HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE NEVADA DIVISION OF COUNTY ENGINEER ACT AND THE NEVADA DIVISION OF COUNTY ENGINEER REGULATIONS. THE ENGINEER HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE NEVADA DIVISION OF COUNTY ENGINEER ACT AND THE NEVADA DIVISION OF COUNTY ENGINEER REGULATIONS.

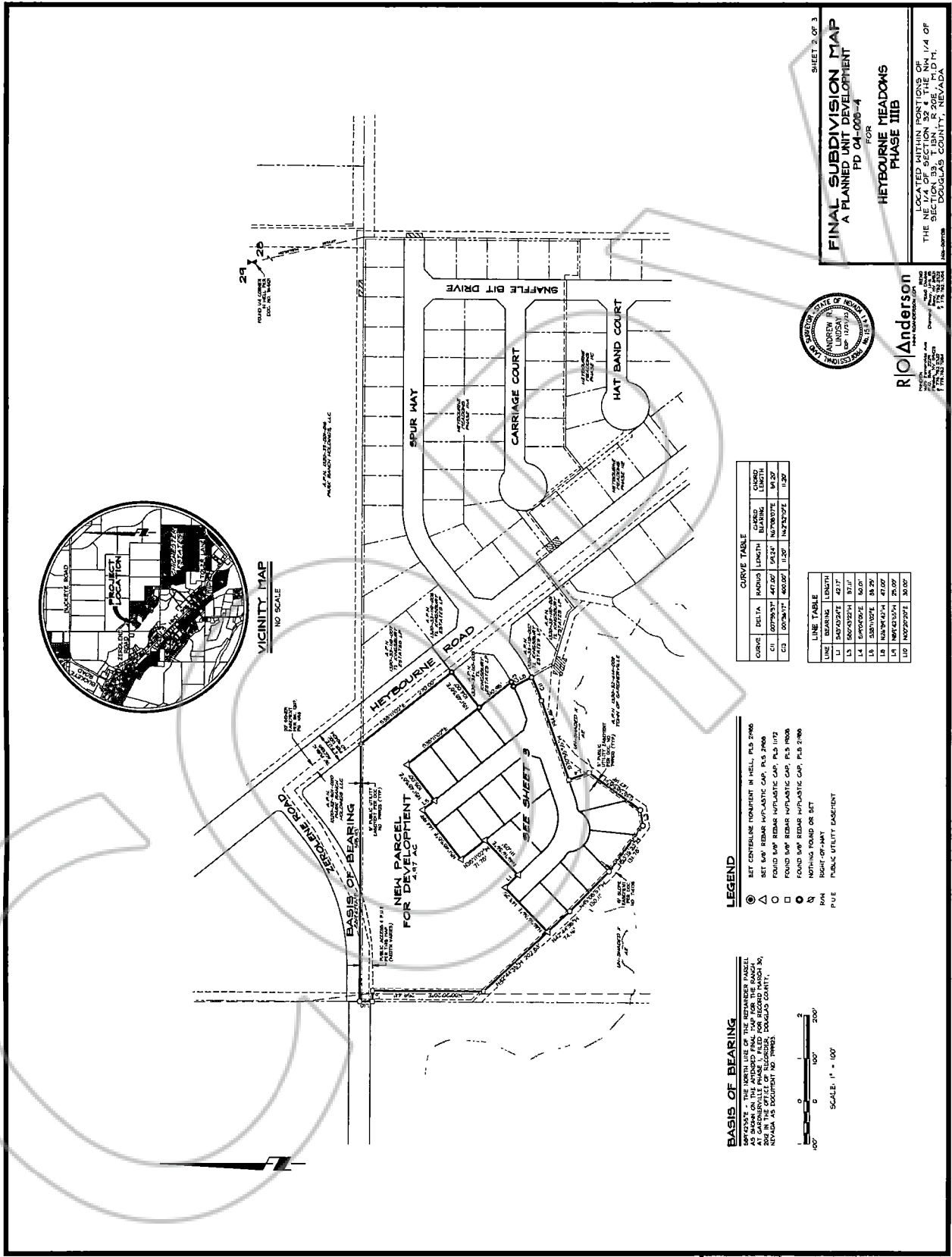
SIGNATURE _____ DATE _____
PRINTED NAME _____

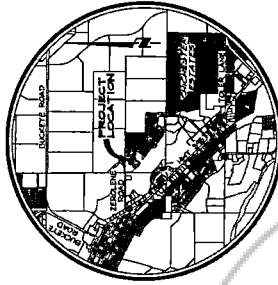
RECORDER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE DOUGLAS COUNTY RECORDER. THE RECORDER HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE NEVADA DIVISION OF RECORDER ACT AND THE NEVADA DIVISION OF RECORDER REGULATIONS. THE RECORDER HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE NEVADA DIVISION OF RECORDER ACT AND THE NEVADA DIVISION OF RECORDER REGULATIONS.

SIGNATURE _____ DATE _____
PRINTED NAME _____

R|Anderson
REGISTERED PROFESSIONAL ENGINEER
1775 S. RAY BLVD., SUITE 100
LAS VEGAS, NV 89102
PHONE: 702.735.1111
FAX: 702.735.1112





NOTES

TOTAL AREA: 3.46 ACRES
 AREA OF THIS SHEET: 1.00 ACRES
 ROAD RIGHTS: 1.00 ACRES
 NEIGH PARCEL FOR DEVELOPMENT: 4.87 ACRES

THIS MAP IS A DIVISION OF THE REMAINDER 1/2 ACRES PARCEL AS SHOWN ON THE FINAL PLANNED UNIT DEVELOPMENT MAP FOR THE NE 1/4 OF SECTION 36 & THE NW 1/4 OF SECTION 35, T4N, R12E, S4E, DISTRICT 12, COUNTY OF DOUGLAS, NEVADA AS DOCUMENT NO. 177348. THE PARCELS SHOWN HEREON ARE WITHIN THE UNIMPAVED ZONES AS SHOWN ON FIRST MAP 300828234L, DATED JUNE 19, 2004.

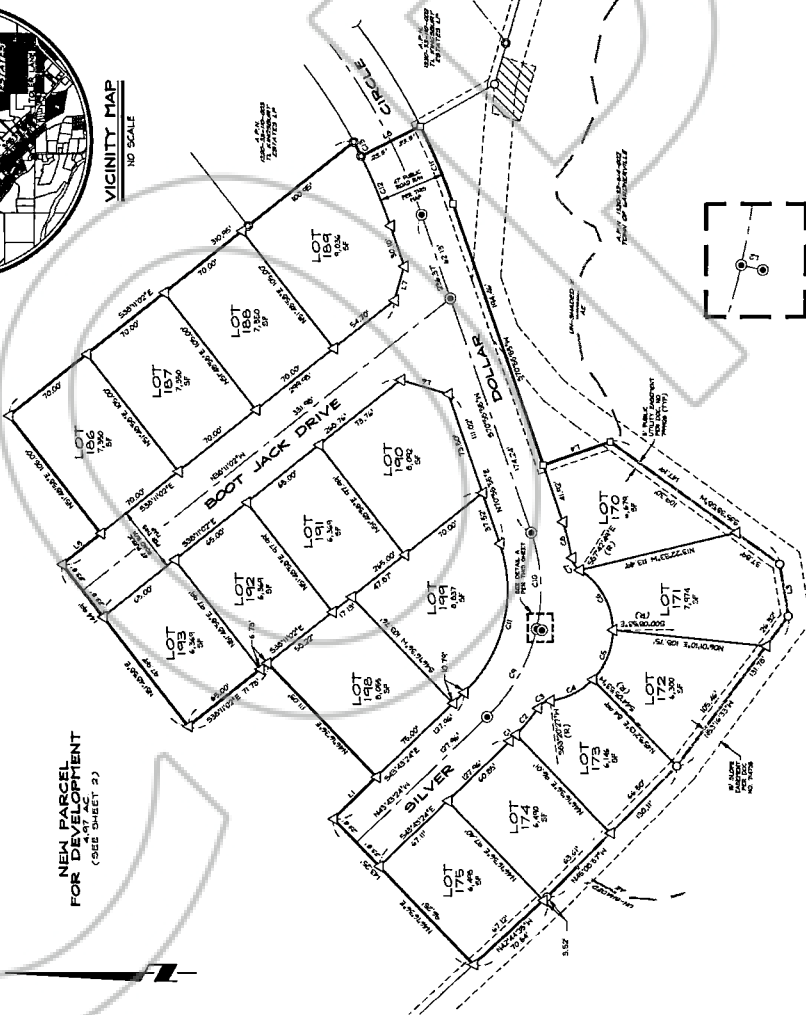
ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE PERIOD OF 18 MONTHS FROM THE DATE OF THIS MAP. ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NEB 278.462(3).

ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE SUBDIVISION MUST COMPLY WITH DOUGLAS COUNTY CODE, CHAPTER 205B, FLOODPLAIN MANAGEMENT ORDINANCES, AND THE REQUIREMENTS OF THE NATIONAL FLOOD INSURANCE PROGRAM, AND THE REQUIREMENTS OF THE NATIONAL FLOOD INSURANCE PROGRAM, AND THE REQUIREMENTS OF THE NATIONAL FLOOD INSURANCE PROGRAM, AND THE REQUIREMENTS OF THE NATIONAL FLOOD INSURANCE PROGRAM.

NO OTHER RIGHTS ARE GRANTED BY THIS MAP. THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED, UNLESS PERMITTED BY AUTHORIZING AGENCY.

NEIGH PARCEL FOR DEVELOPMENT (SEE SHEET 2)

VICINITY MAP
 NO SCALE



LEGEND

- ⊙ SET CENTERLINE TYPUMENT IN NEEL, PLS 2980
- ⊙ SET 5'x5' REPAIR IMPLASTIC CAP, PLS 2980
- ⊙ FOUND 5'x5' REPAIR IMPLASTIC CAP, PLS 1172
- ⊙ FOUND 5'x5' REPAIR IMPLASTIC CAP, PLS 1172
- ⊙ FOUND 5'x5' REPAIR IMPLASTIC CAP, PLS 1172
- ⊙ FOUND 5'x5' REPAIR IMPLASTIC CAP, PLS 2980
- ⊙ NOTHING FOUND OR SET
- ⊙ RIGHT-OF-WAY
- ⊙ PUBLIC UTILITY EASEMENT
- ⊙ EASEMENT

CURVE	DELTA	RADIUS	LENGTH	CORD LENGTH	CORD BEARING
C1	107.00°	47.00'	84.96%	21.34'	6.29°
C2	107.00°	47.00'	84.96%	21.34'	6.29°
C3	107.00°	47.00'	84.96%	21.34'	6.29°
C4	107.00°	47.00'	84.96%	21.34'	6.29°
C5	107.00°	47.00'	84.96%	21.34'	6.29°
C6	107.00°	47.00'	84.96%	21.34'	6.29°
C7	107.00°	47.00'	84.96%	21.34'	6.29°
C8	107.00°	47.00'	84.96%	21.34'	6.29°
C9	107.00°	47.00'	84.96%	21.34'	6.29°
C10	107.00°	47.00'	84.96%	21.34'	6.29°
C11	107.00°	47.00'	84.96%	21.34'	6.29°
C12	107.00°	47.00'	84.96%	21.34'	6.29°
C13	107.00°	47.00'	84.96%	21.34'	6.29°
C14	107.00°	47.00'	84.96%	21.34'	6.29°

LINE	BEARING	LENGTH
L1	S47°50'24"E	42.17'
L2	N72°49'46"E	3.90'
L3	S67°43'27"W	37.11'
L4	S70°04'05"W	50.01'
L5	N42°22'07"E	36.52'
L6	S73°33'37"E	24.03'
L7	N28°39'07"W	47.00'

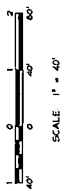


Anderson
 ENGINEER
 12345 MAIN STREET
 LAS VEGAS, NV 89101
 PHONE: 702-123-4567
 FAX: 702-123-4568
 E-MAIL: ANDREW@ANDERSON.COM

SHEET 3 OF 3

FINAL SUBDIVISION MAP
 A PLANNED UNIT DEVELOPMENT
 PD 04-008-4
 FOR
HETBOURNE MEADOWS
 PHASE IIIIB

LOCATED WITHIN PORTIONS OF THE NE 1/4 OF SECTION 36 & THE NW 1/4 OF SECTION 35, T4N, R12E, S4E, DISTRICT 12, COUNTY OF DOUGLAS, NEVADA



DETAIL A
 SCALE: 1"=10'

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s) ^{- 022}
a) 1320-32-501-022
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 [Handwritten Signature] Capacity admin
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Heybourne Meadows LLC
Address: 4464 Ridge Crest Circle
City: Bountiful
State: UT Zip: 84010

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: The Ranch at Gardnerville LLC
Address: 4464 Ridge Crest Circle
City: Bountiful
State: UT Zip: 84010

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)
Print Name: P. O. Anderson Escrow # _____
Address: 11003 Esmeralda Ave
City: Hinden NV State: NV Zip: 89423

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