

APN# 1420-29-001-006, 007 & 1420-00-002-036

Recording Requested by/Mail to:

Name: Heybourne Ranches, LLC

Address: 880 Northwood Blvd.

City/State/Zip: Incline Village, NV 89451

Mail Tax Statements to:

Name: Heybourne Ranches, LLC

Address: 880 Northwood Blvd.

City/State/Zip: Incline Village, NV 89451



SHAWNYNE GARREN, RECORDER E03

Private Access and Public Utility Easement

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # 2023-998910, and is correcting
the Private Access and Public Utility Easement Exhibit to the correct document.



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.

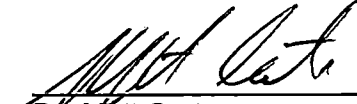
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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



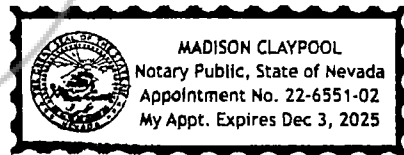
By: Matt Carter
Managing Member

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



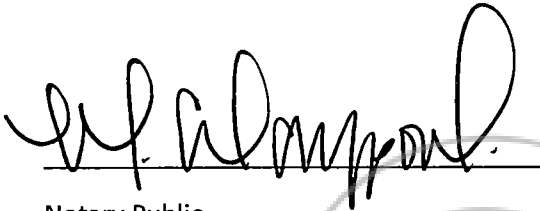
Grant, Bargain, Sale Deed cont'd.
Escrow No. ACCOMMODATION
Page Three

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

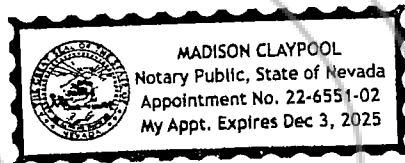
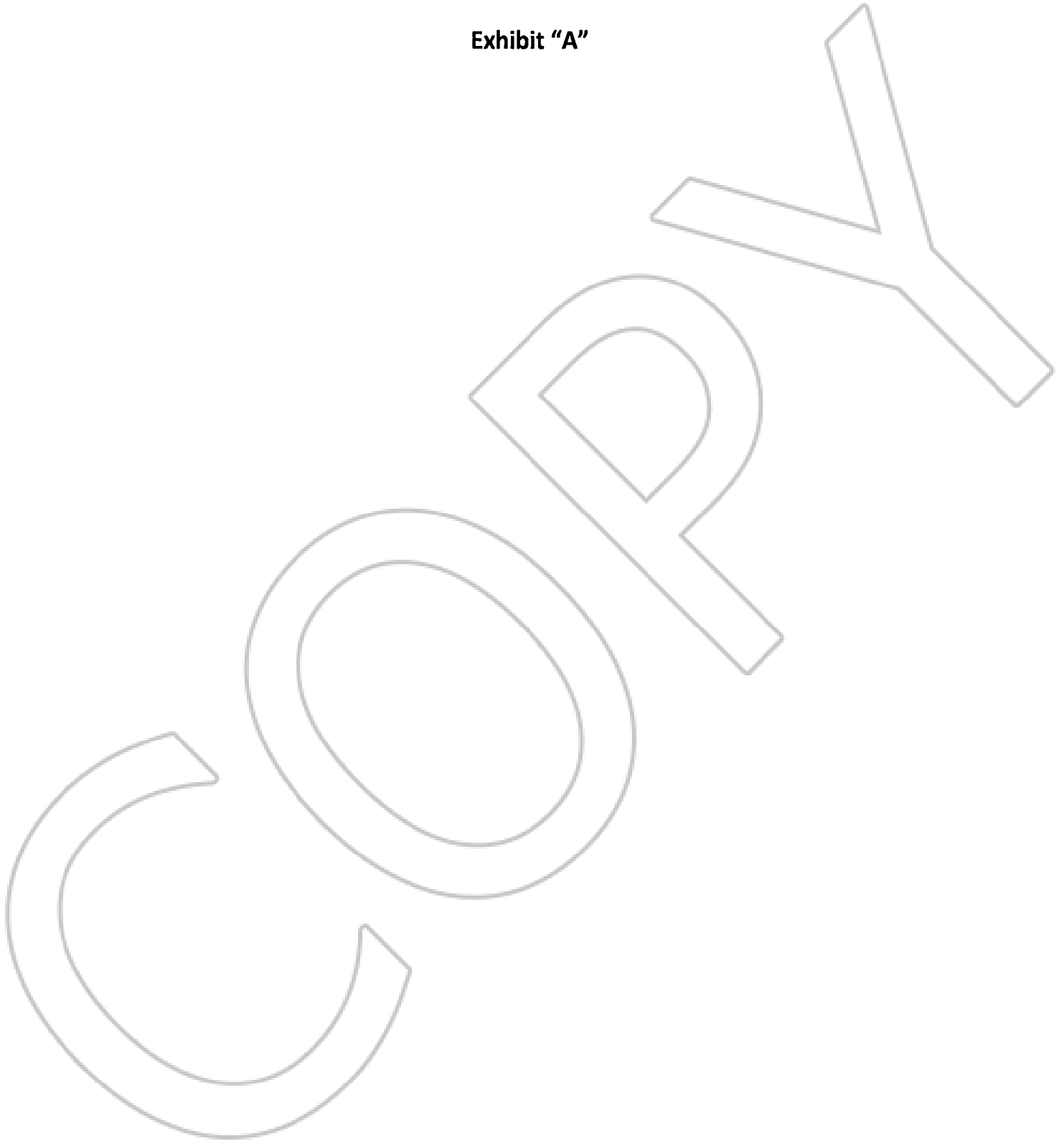


Exhibit "A"



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

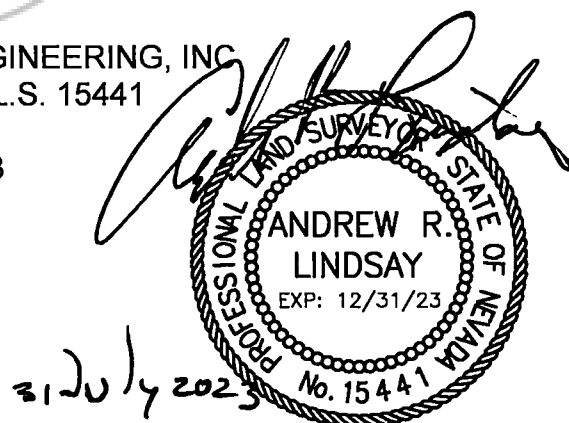
All that real property situate in the County of Douglas, State of Nevada, described as follows:

A hundred foot (100') 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



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:

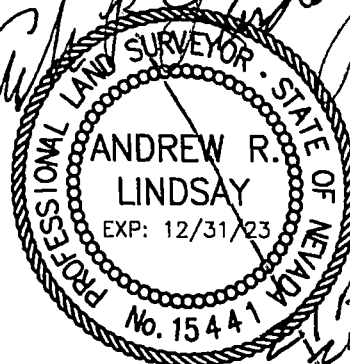
A strip of land for private access and public utility purposes located within a portion of Section 29, Township 14 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

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



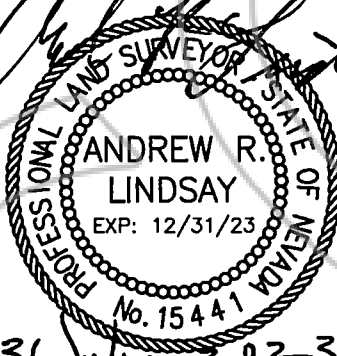
A.P.N. 1420-00-002-036
 HEYBOURNE MEADOWS, LLC
 (LOT 4 PER DOC NO. 658214)

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)

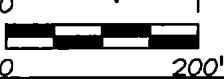
100' PRIVATE ACCESS
 AND PUBLIC UTILITY
 EASEMENT

3.27 AC.

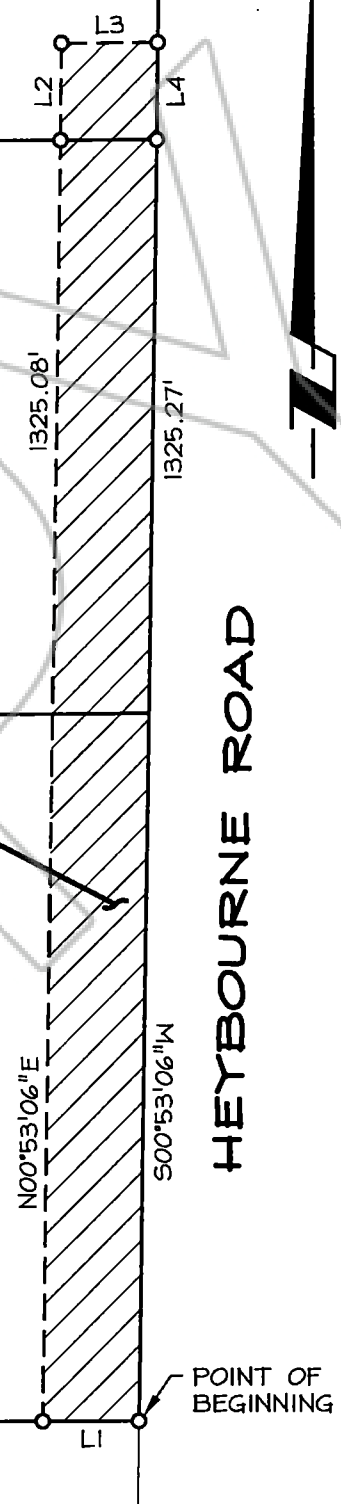


A.P.N.
 1420-29-001-007
 HEYBOURNE
 MEADOWS, LLC
 (LOT 6 PER DOC NO. 658214)

31 July 2023



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



HEYBOURNE ROAD

POINT OF BEGINNING

R/O Anderson
 WWW.ROANDERSON.COM

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

MINDEN 9060 Double
 1603 Esmeralda Ave Diamond Pkwy, Unit 1B
 P.O. Box 2229 Reno, NV 89521
 Minden, NV 89423 Reno, NV 89521
 P 775.782.2322 P 775.782.2322
 F 775.782.7084 F 775.782.7084

03/30/23

Y:\Client Files\2638-005\CAD\Survey\Final Map\2638-005BLA.dwg 7/31/2023 1:04:04 PM Rina Kampy

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'

**PRIVATE ACCESS-
 AND PUBLIC UTILITY
 EASEMENT**
 2.90 AC.

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)



R O Anderson

PROFESSIONAL LAND SURVEYOR
 ANDREW R. LINDSAY
 No. 15444
 Exp: 12/31/23
 STATE OF NEVADA

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

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

HEYBOURNE ROAD



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 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 RECORDED 2023-988910

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: Hybarré Randes
 Address: 1571 Patten
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
 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: _____