

DOUGLAS COUNTY, NV
RPTT:\$2476.50 Rec:\$40.00
\$2,516.50 Pgs=4

2020-942052
02/10/2020 04:01 PM

ETRCO
KAREN ELLISON, RECORDER

APN#: 1320-23-002-017
RPTT: \$2,476.50

Recording Requested By:
Western Title Company

Escrow No.: 111322-ARJ

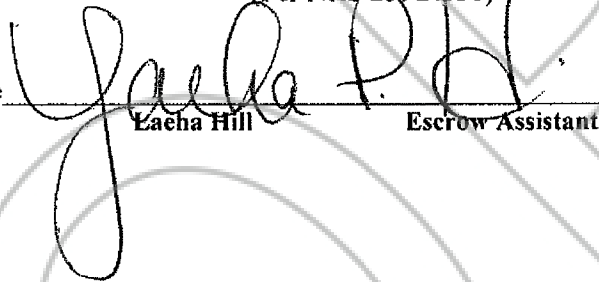
When Recorded Mail To:
Randolph Peukert and Jo-Ellan
Huebner-Dimitrius
1700 Grandpeak Court
Minden, NV 89423

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature


Jaaha Hill Escrow Assistant

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Carter Hill Homes LLC, a Nevada Limited Liability Company

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Randolph Peukert and Jo-Ellan Huebner-Dimitrius, husband and wife as joint tenants with the right of survivorship

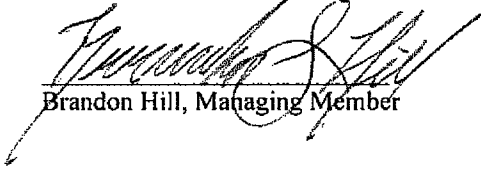
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 01/23/2020

Carter Hill Homes LLC, a Nevada Limited Liability Company


Brandon Hill, Managing Member

STATE OF NEVADA

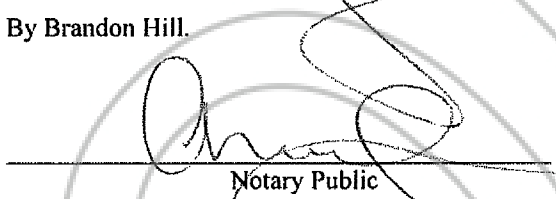
COUNTY OF DOUGLAS

} ss

This instrument was acknowledged before me on

February 6, 2020

By Brandon Hill.



Notary Public


 ANU JANSSE
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80889-5 - Expires March 20, 2023

EXHIBIT "A"

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

Parcel 1:

Lot 2 as shown on Final Map # PD 99-12-01 GRANDVIEW ESTATES PHASE 1, A PLANNED UNIT DEVELOPMENT, filed in the office of the Douglas County Recorder, State of Nevada, on January 6, 2003, in Book 0103, Page 1398, Document No. 562908, Official Records.

Parcel 2:

A non-exclusive stormwater drainage easement as set forth in Grant of Stormwater Drainage Easement and Maintenance Agreement dated June 27, 2011, recorded July 22, 2011 as Instrument No. 786781 of Official Records.

**Assessor's Parcel Number(s):
1320-23-002-017**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-23-002-017

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 _____

FOR RECORDERS OPTIONAL USE ONLY
NOTES: _____

3. Total Value/Sales Price of Property: \$635,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$635,000.00
 Real Property Transfer Tax Due: \$2,476.50

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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 _____ Capacity _____
 Signature _____ Capacity ESCROW

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

Print Name: Carter Hill Homes LLC, a Nevada Limited Liability Company
 Address: 1625 Highway 88, Suite 102
 City: Minden
 State: NV Zip: 89423

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

Print Name: Randolph Peukert and Jo-Ellan Huebner-Dimitrius
 Address: 1700 Grandpeak Court
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 111322-ARJ