

DOUGLAS COUNTY, NV
RPTT:\$1294.80 Rec:\$40.00
\$1,334.80 Pgs=5
ETRCO
KAREN ELLISON, RECORDER

2020-945218

04/27/2020 01:21 PM

APN# : 1220-21-111-107, 115, 116, 117
RPTT: \$1294.80

Recording Requested By:
Western Title Company

Escrow No.: 108570-TEA

When Recorded Mail To:
Cottages NVCHH, LLC, a Nevada
limited liability company
1625 US Highway 88, Suite 102
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



Sherry Ackermann

Escrow Officer

Grant, Bargain, and Sale Deed

This Deed is Executed in Counter-part

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,

Landsmith Appreciation Fund, LLC, a California limited liability company as to Lot 41 and Dooston Gardnerville, LLC, a California limited liability company as to Lots 49, 50 and 51

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

Cottages NVCHH, LLC, a Nevada limited liability company

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

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

Lots 41, 49, 50 and 51 as shown on the Amended Final Map of COTTAGES AT CARSON VALLEY, PHASE 1, a Planned Development #PD 05-003-3, an Amendment of Heritage Nevada Senior Housing, a Planned Development #PD 05-003, Recorded in the Office of the Douglas County Recorder, State of Nevada, on June 20, 2017, as Document No. 2017-900311, Official Records.

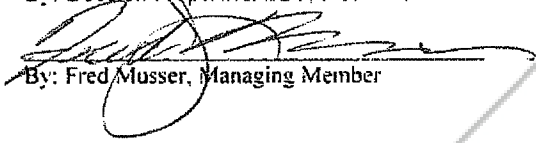
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 04/09/2020

Landsmith Appreciation Fund, LLC, a California limited liability company
By: Landsmith, L.P., a Delaware limited partnership, Manager
By: Landsmith, Inc., a Delaware Corporation, General Partner

By _____
James L. Breitenstein, President

Dooston Gardnerville, LLC, a California limited liability company
By: Dooston Properties, LLC, a California limited liability company, Manager


By: Fred Musser, Managing Member

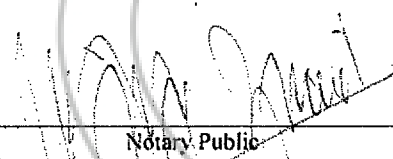
STATE OF Colorado

COUNTY OF Broomfield

This instrument was acknowledged before me on

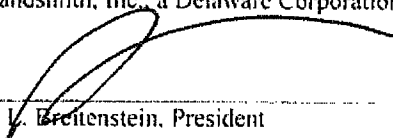
11th April 2020 for Fred Musser.

} ss

By _____

Notary Public

WIAYA DJUNAI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094042783
MY COMMISSION EXPIRES JANUARY 04, 2022

Landsmith Appreciation Fund, LLC, a California limited liability company
By: Landsmith, L.P., a Delaware limited partnership, Manager
By: Landsmith, Inc., a Delaware Corporation, General Partner

By  _____
James V. Breitenstein, President

Dooston Gardnerville, LLC, a California limited liability company
By: Dooston Properties, LLC, a California limited liability company, Manager

By: _____
Frod Musser, Managing Member

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

By

*See Attached Ack. Certificate
Notary Public

} ss

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

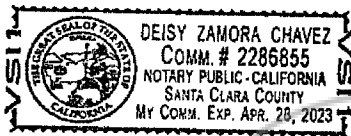
State of California
County of Santa Clara

On April 14th, 2020 before me, Deisy Zamora Chavez, Notary Public,
personally appeared James L. Breitenstein
Date Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Seal

Deisy Chavez
Notary Signature

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant. Bargain and Sale Deed

Document Date: N/A Number of Pages: -02-

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: James L. Breitenstein

- Individual
- Corporate Officer
Title(s): _____
- Partner -- Limited General
- Attorney-in-fact
- Trustee
- Parent, Guardian, or Conservator
- Other: _____

Signer is Representing: James L. Breitenstein

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-21-111-107, 115, 116, 117

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: \$332,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$332,000.00
 Real Property Transfer Tax Due: \$1294.80

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

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 MANAGING MEMBER
 Signature _____ Capacity _____

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

Print Name: Landsmith Appreciation Fund, LLC, a California limited liability company and Dooston Gardnerville, LLC, a California limited liability company

Address: 1001 Marshall Street #500, Redwood City, CA 94063
4480 Crystal Drive

City: Broomfield
 State: CO Zip: 80023

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

Print Name: Cottages NVCHH, LLC, a Nevada limited liability company

Address: 1625 US Highway 88, Suite 102

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. #: 108570-TEA

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