

DOUGLAS COUNTY, NV

2020-948191

RPTT:\$647.40 Rec:\$40.00

\$687.40 Pgs=3

06/25/2020 02:00 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-21-111-108 & 1220-21-111-113  
RPTT: \$647.40

**Recording Requested By:**

Western Title Company

**Escrow No.: 116478-SLA**

**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

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**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,

Landsmith Appreciation Fund, LLC and Landsmith Appreciation Fund, LLC and Landsmith Appreciation Fund, LLC, a California limited liability company as their interest appear of record

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 42 and 47, 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: 06/22/2020

Grant, Bargain and Sale Deed – Page 2

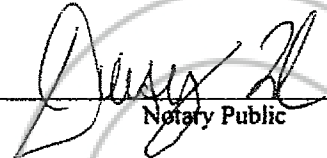
Landsmith Appreciation Fund, LLC, a California limited liability company  
By: Landsmith, L.P., a Delaware limited partnership, Manager  
By: Landsmith, Inc., a Delaware Corporation, General Partner

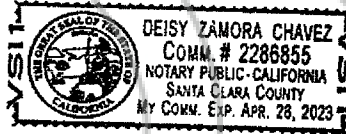
By   
James L. Breitenstein, President

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 CA } ss  
COUNTY OF Santa Clara  
This instrument was acknowledged before me on  
June 24<sup>th</sup>, 2020

By James L. Breitenstein

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-21-111-108 & 1220-21-111-113

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: \$166,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$166,000.00  
 Real Property Transfer Tax Due: \$647.40

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 Authorizing OFFICER  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Landsmith Appreciation Fund, LLC  
JAMES BRUNSTEN  
 Address: 1001 MARSHALL ST #520  
 City: REDWOOD CITY  
 State: CA Zip: 94062

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. #: 116478-SLA