

DOUGLAS COUNTY, NV
RPTT:\$1521.00 Rec:\$40.00
\$1,561.00 Pgs=3
2020-952952
09/18/2020 12:06 PM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1220-21-111-100
RPTT: \$1,521.00

Recording Requested By:
Western Title Company
Escrow No.: 107949-TEA
When Recorded Mail To:

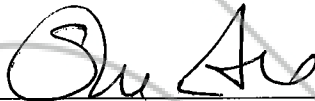
Kevin
Ray Fleming and Jillian Marie
Sabato-Fleming
853 Condor Court
Placerville, CA 95667

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 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,

Cottages NVCHH, LLC, a Nevada limited liability company

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

Kevin Fleming and Jillian Marie Sabato-Fleming, husband and wife as joint tenants

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:

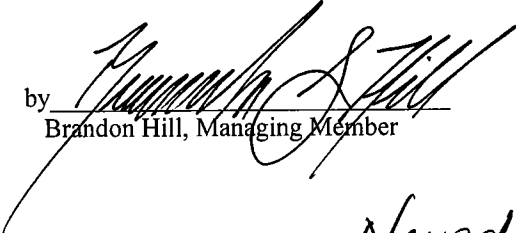
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 34 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.

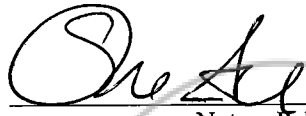
Dated: 09/09/2020

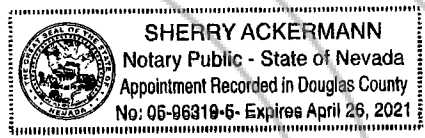
Cottages NVCHH, LLC, a Nevada limited liability company

by 
Brandon Hill, Managing Member

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on
September 15, 2020

By Brandon Hill.


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-21-111-100

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: _____ _____ _____
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3. Total Value/Sales Price of Property: \$389,803.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$389,803.00
 Real Property Transfer Tax Due: \$1,521.00

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 *One All* Capacity *Escrow*
 Signature _____ Capacity _____

**SELLER (GRANTOR) 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

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

Print Name: Kevin Ray Fleming and Jillian Marie Sabato-Fleming
Address: 853 Condor Court
City: Placerville
State: CA **Zip:** 95667

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. #: 107949-TEA