

DOUGLAS COUNTY, NV

**2020-955336**

RPTT:\$1643.85 Rec:\$40.00

\$1,683.85 Pgs=3

10/28/2020 12:00 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-21-111-107

RPTT: \$1,643.85

**Recording Requested By:**

Western Title Company

**Escrow No.: 107952-TEA**

**When Recorded Mail To:**

**Susan Sperry, Trustee of the  
Susan M. Sperry Trust dated  
July 3, 2007 as Restates July 16,  
2019**

**1362 US Highway 395 N, Suite  
102-245**

**Gardnerville, NV 89410**

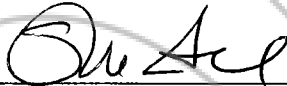
**Mail Tax Statements to: (deeds only)**

**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,

Cottages NVCHH, LLC, a Nevada limited liability company

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

Susan M. Sperry, Trustee of the Susan M. Sperry Trust dated July 3, 2007 as restated July 16, 2019

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:

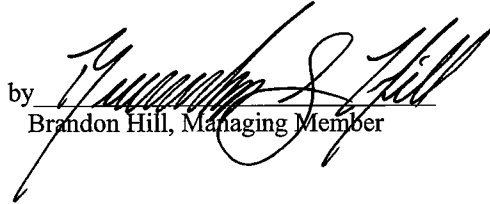
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 41, 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: 10/06/2020

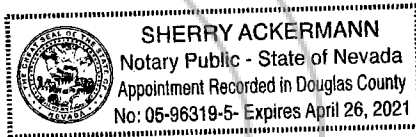
Cottages NVCHH, LLC, a Nevada limited liability company

by   
Brandon Hill, Managing Member

STATE OF Nevada } ss  
COUNTY OF Douglas  
This instrument was acknowledged before me on  
October 8, 2020

By Brandon Hill.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-21-111-107

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: \$421,445.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$421,445.00  
 Real Property Transfer Tax Due: \$1,643.85

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 *On Ace* 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:** Susan Sperry, Trustee of the Susan M. Sperry Trust dated July 3, 2007 as restated July 16, 2019  
**Address:** 1362 US Highway 395 N. suite 102-245  
**City:** Gardnerville  
**State:** NV **Zip:** 89410

**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. #: 107952-TEA