

DOUGLAS COUNTY, NV
RPTT:\$1443.00 Rec:\$40.00
\$1,483.00 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2021-961629

02/08/2021 03:42 PM

APN# : 1220-18-002-025 & 1220-18-002-026
RPTT: \$1,443.00

Recording Requested By:
Western Title Company


Escrow No.: 123818-SLA
When Recorded Mail To:
Carter Hill Homes LLC, a Nevada
Limited Liability Company
1625 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 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,

Nedd Family LLC, a Nevada Limited Liability Company and Kent R. Neddenriep and Marie C. Johnson, as Trustees of the Neddenriep/Johnson Family Trust dated December 18, 2002

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

Carter Hill Homes 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:

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: 02/04/2021

Nedd Family LLC, a Nevada Limited Liability Company

Mark Neddenriep 2/5/2021
By Mark Neddenriep, Date
Managing Member

Neddenriep/Johnson Family Trust dated December 18, 2002

Kent R. Neddenriep
By: Kent R. Neddenriep, Trustee

Marie C. Johnson
By: Marie C. Johnson, Trustee

STATE OF Nevada } ss

COUNTY OF Douglas

This instrument was acknowledged before me on

February 5, 2021

By Mark Neddenriep, Kent R. Neddenriep and Marie C. Johnson.

Sherry Ackermann

Notary Public

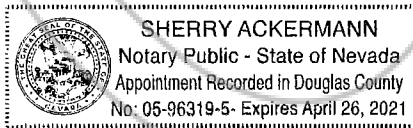


EXHIBIT "A"

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

Parcel 1:

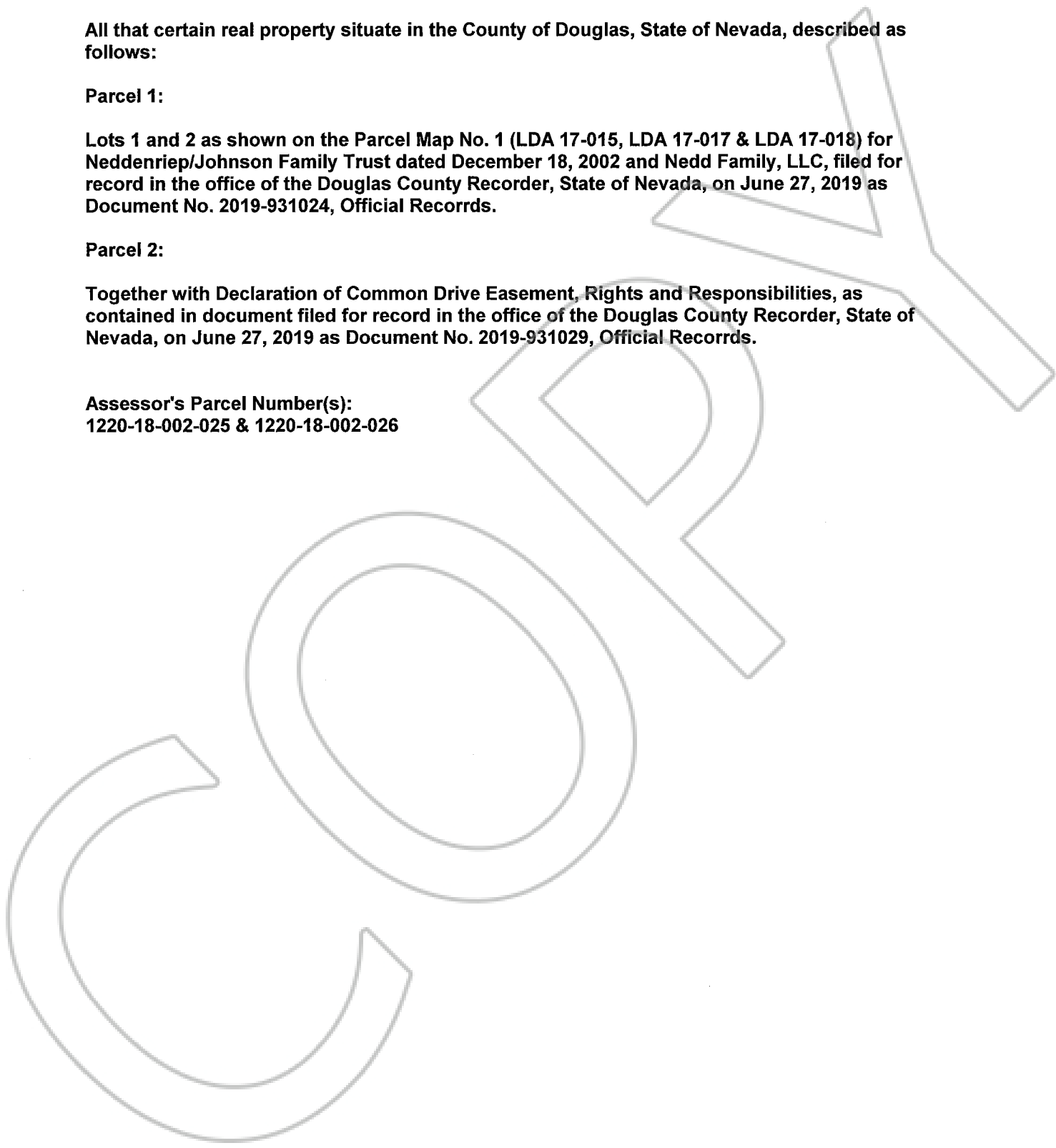
Lots 1 and 2 as shown on the Parcel Map No. 1 (LDA 17-015, LDA 17-017 & LDA 17-018) for Neddenriep/Johnson Family Trust dated December 18, 2002 and Nedd Family, LLC, filed for record in the office of the Douglas County Recorder, State of Nevada, on June 27, 2019 as Document No. 2019-931024, Official Records.

Parcel 2:

Together with Declaration of Common Drive Easement, Rights and Responsibilities, as contained in document filed for record in the office of the Douglas County Recorder, State of Nevada, on June 27, 2019 as Document No. 2019-931029, Official Records.

Assessor's Parcel Number(s):

1220-18-002-025 & 1220-18-002-026



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-18-002-025 & 1220-18-002-026

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: \$370,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$370,000.00
 Real Property Transfer Tax Due: \$1,443.00

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 On Ace Capacity Escrow
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Nedd Family LLC, a Nevada Limited Liability Company
 Address: 1693 County Rd. Ste B
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) 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

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. #: 123818-SLA