

APN# : 1420-07-722-001 - 1420-07-722-012
1420-07-722-013, -1420-07-722-018
1420-07-722-019,- 1420-07-722-024
1420-07-722-025
1420-07-723-002, -1420-07-723-013
1420-07-723-014 - 1420-07-723-019
1420-07-723-020 -1420-07-723-025

RPTT: \$18,252.00

Recording Requested By:
Western Title Company

Escrow No.: 123585-SLA
When Recorded Mail To:
**Mica Cottages NVCHH, LLC, a
Nevada Limited Liability
Company
1625 Hwy 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

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mica Drive, LLC, a Nevada limited liability company

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

Mica 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 Carson City, 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: 03/09/2021

Grant, Bargain and Sale Deed – Page 2

Mica Drive LLC, a Nevada Limited Liability Company


By: Ernesto Flores, Managing Member


By: Barbara Renteria, Managing Member

STATE OF NEVADA

COUNTY OF CARSON CITY

This instrument was acknowledged before me on

MARCH 30, 2021

By Ernesto Flores and Barbara Renteria.


Notary Public

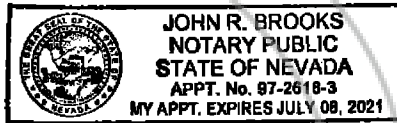


EXHIBIT "A"

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

Parcel 1:

Lots 25 thru 48, inclusive, and Common Area as shown on the Final Map PD 05-002 for PHASE I OF THE COTTAGES AT INDIAN HILLS A PLANNED UNIT DEVELOPMENT, filed for record in the office of the Douglas County Recorder, State of Nevada, on June 30, 2009 in Book 609 at Page 9366 as Document 746279, Official Records.

Parcel 2:

Lots 1 thru 24, inclusive, as shown on the Final Map PD 05-002 for PHASE II OF THE COTTAGES AT INDIAN HILLS A PLANNED UNIT DEVELOPMENT, filed for record in the office of the Douglas County Recorder, State of Nevada, on July 9, 2018 as Document No. 2018-916559, Official Records.

Assessor's Parcel Number(s):

1420-07-722-001 - 1420-07-722-012

1420-07-722-013, -1420-07-722-018

1420-07-722-019, - 1420-07-722-024

1420-07-722-025

1420-07-723-002, -1420-07-723-013

1420-07-723-014 - 1420-07-723-019

1420-07-723-020 -1420-07-723-025

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-07-722-001 - 1420-07-722-012
See attached

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 _____

<p>FOR RECORDERS OPTIONAL USE ONLY</p> <p>NOTES: _____</p> <p>_____</p> <p>_____</p>

3. Total Value/Sales Price of Property: \$4,680,000.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$4,680,000.00
Real Property Transfer Tax Due: \$18,252.00

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 *QuAce* Capacity *Escrow*
Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
Print Name: Mica Drive, LLC, a Nevada limited liability company
Address: 402 N. Division Street
City: Carson City
State: NV Zip: 89703

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
Print Name: Mica Cottages NVCHH, LLC, a Nevada Limited Liability Company
Address: 1625 Hwy 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. #: 123585-SLA

Assessor's Parcel Number(s):

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