

DOUGLAS COUNTY, NV  
RPTT:\$1819.35 Rec:\$40.00  
\$1,859.35 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2021-968298**

**05/28/2021 12:29 PM**

**APN# : 1220-21-112-016**  
**RPTT: \$1,819.35**

**Recording Requested By:**  
Western Title Company

**Escrow No.: 120080-SLA**

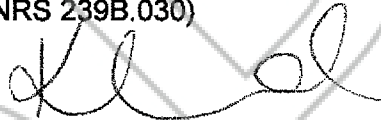
**When Recorded Mail To:**  
**Angela Bogetti-Dumlao, Trustee**  
**of the Angela Bogetti-Dumlao**  
**Separate Property Trust Dated**  
**September 29, 2006**  
**7540 McCracken Rd**  
**Vernalis, CA 95385**

**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

Angela Bogetti-Dumlao, Trustee of the Angela Bogetti-Dumlao Separate Property Trust Dated September 29, 2006

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 74, as shown on the Final Subdivision Map of THE COTTAGES AT CARSON VALLEY PHASE 2, recorded in the Office of the Douglas County Recorder, State of Nevada, on January 20, 2021, as Document No. 2021-960309, Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

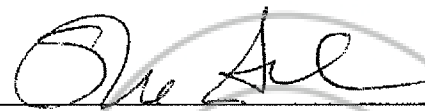
Dated: 05/19/2021

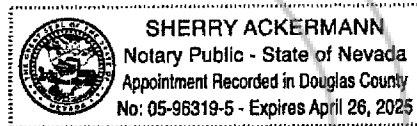
Cottages NVCHH, LLC, a Nevada limited liability company

by   
Brandon Hill, Managing Member

STATE OF Nevada } ss  
COUNTY OF Douglas  
This instrument was acknowledged before me on  
May 20, 2021

By Brandon Hill.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-21-112-016

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: \$466,223.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$466,223.00  
 Real Property Transfer Tax Due: \$1,819.35

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 [Handwritten Signature] Capacity Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Cottages NVCHH, LLC, a Nevada limited liability company  
 Address: 1625 US Hwy 88, Ste 102  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Angela Bogetti-Dumlao, Trustee of the Angela Bogetti-Dumlao Separate Property Trust Dated September 29, 2006  
 Address: 7540 McCracken Rd  
 City: Vernalis  
 State: CA Zip: 95385

**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. #: 120080-SLA

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)