

<b>A.P.N. No.:</b>	1220-21-112-014
<b>R.P.T.T.</b>	\$1,684.80
<b>File No.:</b>	1286813 SA
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Mattie Christina Andersen and Eric L. Andersen	
1224 Ellie's Place	
Gardnerville, NV 89460	

DOUGLAS COUNTY, NV      **2021-971614**  
RPTT:\$1684.80 Rec:\$40.00  
\$1,724.80 Pgs=2      **07/28/2021 01:21 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Cottages NVCHH, LLC, A Nevada Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Mattie Christina Andersen, a widow and Eric L. Andersen, a married man as his sole and separate property as joint tenants with right of survivorship** all that real property situated in the 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 72 as shown on the FINAL SUBDIVISION MAP A PLANNED UNIT DEVELOPMENT (PD 05-003-3) & (LDA 16-019) FOR THE COTTAGES AT CARSON VALLEY PHASE 2, filed for record in the office of the Douglas County Recorder, State of Nevada, on January 20, 2021 as Document No. 2021-960309, Official Records.

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: July 23, 2021

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Cottages NVCHH, a Nevada Limited Liability Company

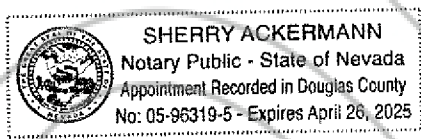
*Brandon Hill*  
By: Brandon Hill, Manager

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 23 day of July, 2021  
By: Brandon Hill as Manager of Cottages NVCHH, LLC, A Nevada Limited Liability Company

Signature: *Sherry Ackermann*  
Notary Public

My Commission Expires: 4-26-2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-21-112-014  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a.  Vacant Land                      b.  Single Fam. Res.  
 c.  Condo/Twnhse                    d.  2-4 Plex  
 e.  Apt. Bldg.                          f.  Comm'/'Ind'l  
 g.  Agricultural                      h.  Mobile Home  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 432,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 432,000.00  
 d. Real Property Transfer Tax Due                              \$ 1,684.80

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 All* Capacity \_\_\_\_\_ Grantor *Escrow*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Cottages NVCHH, LLC, A Nevada  
Limited Liability Company  
 Address: 1625 Hwy 88, Suite 102  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Mattie Christina Andersen and Eric  
L. Andersen  
 Address: 1224 Ellie's Place  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1286813 SA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED