DOUGLAS COUNTY, NV RPTT:\$2102.10 Rec:\$40.00

2021-974284

\$2,142.10 Pgs=2

09/20/2021 03:38 PM

STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-21-112-01	8				
R.P.T.T.	\$2,102.10					
File No.:	1335393 SA					
Recording F	lequested By:					
Stewart Title Company						
Mail Tax Sta	tements To:	Same as below				
\	Vhen Recorded	Mail To:				
Dominic Manuel Celaya and Patricia Ann Celaya, Trustee of the Patricia Ann Celaya Trust dated October 11, 2017						
636 Green A	cres Drive					
Gardnerville,	NV 89460					

## 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 Patricia Ann Celaya, Trustee of the Patricia Ann Celaya Trust dated October 11, 2017as to an undivided 50% interest and Dominic Manuel Celaya, a married man as his sole and separate property as to an undivided 50% interest, as tenants in common, 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 76 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. <u>2021-960309</u>, 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: 9-16-202)

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

	Cottages NVCHH LLC, a Nevada Limited Liability Company	
,	Brandon Hill, Manager	
	au Marcale	77F
	State of Nevada ) ss  County of )  Douglas	
	This instrument was acknowledged before me on the <u>lo</u> day of <u>Splember</u> , 2021  By: Cottages NVCHH, LLC as Manager of Cottages NVCHH, LLC, a Nevada limited liability company	1
	Signature: Notary Public	100
	My Commission Expires: 4-2/6-2025	
	SHERRY ACKERMANN Notary Public - State of Nevada Appointment Recorded in Douglas County No: 05-96319-5 - Expires April 26, 2025	

## STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assessor Parcel Number	er(s)			
	a) <u>1220-21-112-018</u>				
	b)				\ \
	c)				\ \
	d)				\ \
2.	Type of Property:				
	a. ☐ Vacant Land	b.⊠ Single Fam. Res.	FOR RECOR	RDERS OPTION	ONAL USE ONLY
	c. ☐ Condo/Twnhse	d. ☐ 2-4 Plex	Book		Page:
	e.□ Apt. Bldg.	f. 🗆 Comm'l/Ind'l	Date of Reco	rding:	
	g.□ Agricultural	h.□ Mobile Home	Notes:	·	
	☐ Other	11.2 14.021.0 1 101110			
		<u></u>			
3 :	a. Total Value/Sales Pric	se of Property	\$ 539,000.00		
		osure Only (value of propert		1	
	c. Transfer Tax Value:	osare only (value of propert	\$ 539,000.00		
	d. Real Property Transfe	er Tay Due	\$ 2,102.10	<del>- \ -</del>	
•	a. real roporty framore	I Tax Due	Ψ 2,102.10	<del></del>	
4	If Exemption Claimed	,		) )	
•		eption per NRS 375.090, Se	ction	/ /	
	b. Explain Reason for		····\	- /	
5.	Partial Interest: Percer	ntage being transferred: 10	0 %	/	
		and acknowledges, under p		oursuant to NI	RS 375.060
and	d NRS 375.110, that the	information provided is cor	rect to the best of t	heir informati	on and belief,
and	a can be supported by d	ocumentation if called upor	i to substantiate the	e information	provided herein.
		ocumentation if called upor gree that disallowance of ar			
Fui add	rthermore, the parties ag ditional tax due, may res	ree that disallowance of ar ult in a penalty of 10% of th	ly claimed exempti le tax due plus inte	on, or other d rest at 1% pe	letermination of er month. Pursuant
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Fur add to I	rthermore, the parties ag ditional tax due, may res NRS 375.030, the Buyer	ree that disallowance of ar ult in a penalty of 10% of th	ly claimed exempti le tax due plus inte	on, or other d rest at 1% pe for any addit	etermination of er month. Pursuant ional amount owed.
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