

DOUGLAS COUNTY, NV **2021-974284**  
RPTT:\$2102.10 Rec:\$40.00  
\$2,142.10 Pgs=2 **09/20/2021 03:38 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-21-112-018
R.P.T.T.	\$2,102.10
File No.:	1335393 SA
<b>Recording Requested By:</b>	
Stewart Title Company	
Mail Tax Statements To:	Same as below
<b>When Recorded Mail To:</b>	
Dominic Manuel Celaya and Patricia Ann Celaya, Trustee of the Patricia Ann Celaya Trust dated October 11, 2017	
636 Green Acres 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, 2017** as 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. 2021-960309, Official Records.

\*SUBJECT TO:

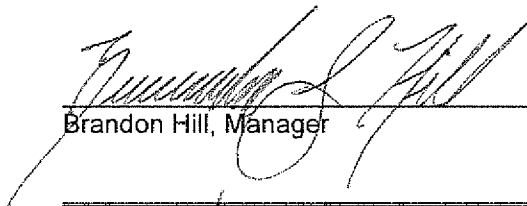
1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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: 9-16-2021


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

Cottages NVCHH LLC, a Nevada Limited Liability Company

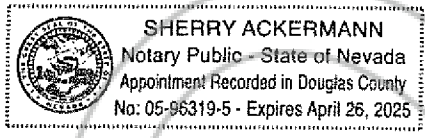
  
\_\_\_\_\_  
Brandon Hill, Manager

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 16 day of September, 2021  
By: ~~Cottages NVCHH, LLC as Manager of Cottages NVCHH, LLC, a Nevada limited liability company~~  
Brandon Hill

Signature:   
\_\_\_\_\_  
Notary Public

My Commission Expires: 4-26-2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-21-112-018  
 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'l/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      \$ 539,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 539,000.00  
 d. Real Property Transfer Tax Due      \$ 2,102.10

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

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Cottages NVCHH, LLC, a Nevada  
limited liability company  
 Address: 1625 US Hwy 88 suite 102  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Dominic Manuel Celaya and  
Patricia Ann Celaya, Trustee of  
the Patricia Ann Celaya Trust  
dated October 11, 2017  
 Address: 636 Green Acres Drive  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1335393 SA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410