

DOUGLAS COUNTY, NV **2021-975039**  
RPTT:\$1657.50 Rec:\$40.00  
\$1,697.50 Pgs=3 10/04/2021 02:49 PM  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-07-722-009
R.P.T.T.	\$ <del>0.00</del> 1657.50
File No.:	1384876 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Jose Antonio Gudino Vargas and Anthony M. Brown	
3481 East Garden Street	
Carson City, NV 89705	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Mica 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 **Jose Antonio Gudino Vargas, a single man as to an undivided 70% interest and Anthony M. Brown, a single man as to an undivided 30% interest**, 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:

See exhibit "A" attached

**\*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.

Mica Cottages NVCHH, LLC A Nevada Limited Liability Company

*Brandon Hill*  
Brandon Hill, Manager

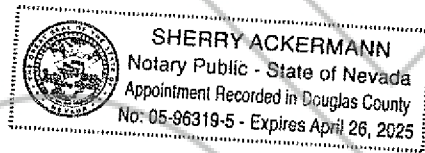
State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 16 day of September, 2021  
By: Brandon Hill

Signature: *Sherry Ackermann*

Notary Public  
Sherry Ackermann

My Commission Expires: 4-26-2025

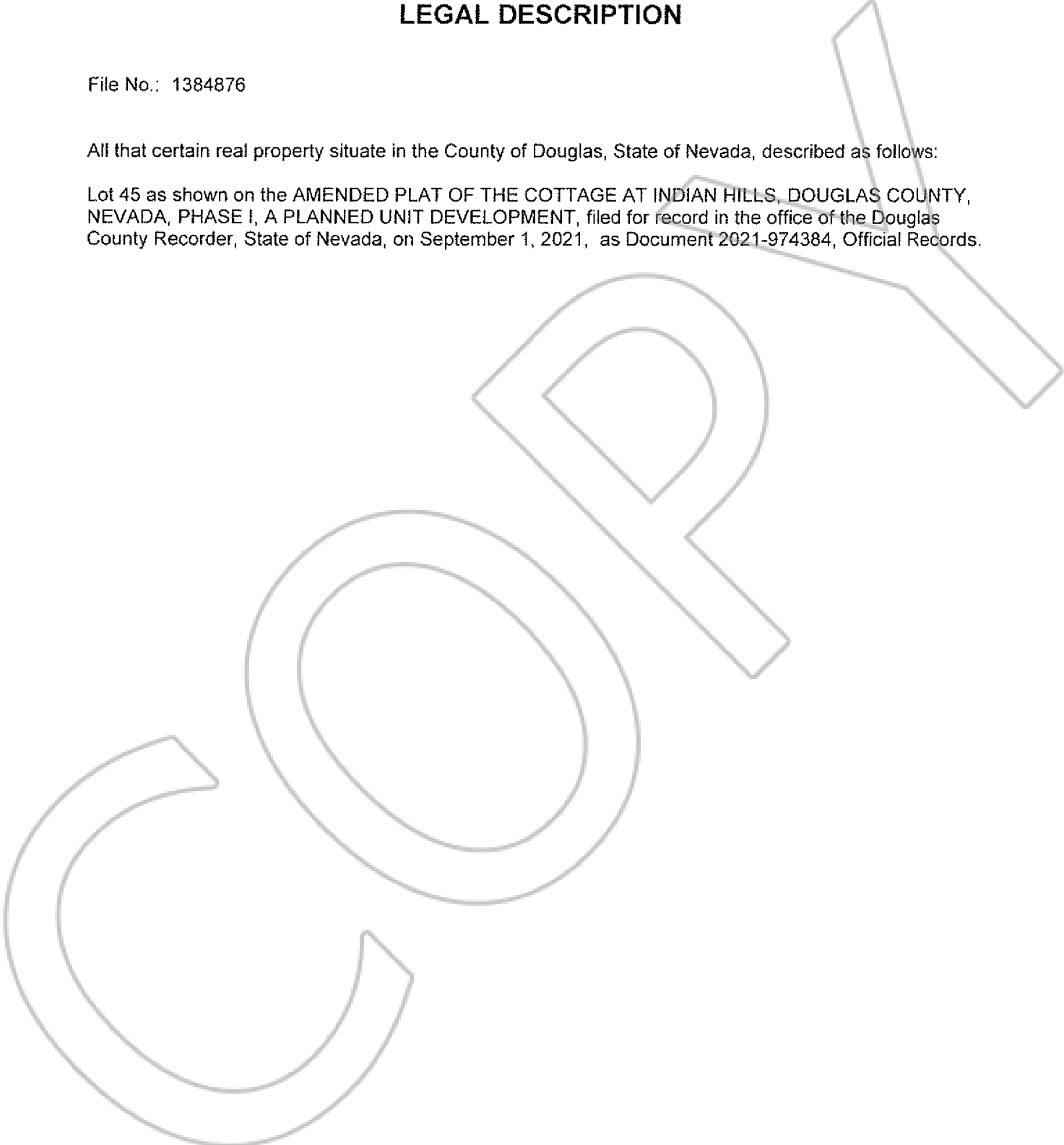


**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 1384876

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

Lot 45 as shown on the AMENDED PLAT OF THE COTTAGE AT INDIAN HILLS, DOUGLAS COUNTY, NEVADA, PHASE I, A PLANNED UNIT DEVELOPMENT, filed for record in the office of the Douglas County Recorder, State of Nevada, on September 1, 2021, as Document 2021-974384, Official Records.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-07-722-009  
 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                      \$ 425,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 425,000.00  
 d. Real Property Transfer Tax Due                              \$ ~~0.00~~ 1657.50

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 *[Signature]* Capacity Grantor *[Signature]*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Mica 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: Jose Antonio Gudino Vargas and Anthony M. Brown  
 Address: 3481 East Garden Street  
 City: Carson City  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1384876 SA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410