

DOUGLAS COUNTY, NV **2021-976933**
RPTT:\$2067.00 Rec:\$40.00
\$2,107.00 Pgs=2 11/12/2021 12:36 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-21-112-004
R.P.T.T.	\$2,067.00
File No.:	1453220 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Robert Bogetti Jr. and Sherri A. Bogetti	
4871 Fig Ave	
Manteca, CA 95337	

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 **Robert Bogetti Jr. and Sherri A. Bogetti, husband and wife as joint tenants** 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 63 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: 11-8-2021

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
By: Brandon Hill, Manager

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 8 day of November, 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

 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(s)
 a) 1220-21-112-004
 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 \$ 530,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 530,000.00
 d. Real Property Transfer Tax Due \$ 2,067.00

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 DA 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: Robert Bogetti Jr. and Sherri A.
 Bogetti
 Address: 4871 Fig Avenue
 City: Manteca
 State: CA Zip: 95337

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1453220 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED