

DOUGLAS COUNTY, NV **2021-978738**  
RPTT:\$1829.10 Rec:\$40.00  
\$1,869.10 Pgs=2 12/21/2021 01:23 PM  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1220-21-112-020
<b>R.P.T.T.</b>	\$1,829.10
<b>File No.:</b>	123959-SLA SA
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
Kenneth Tyson, Susan Tyson, Trustees of the Kenneth, and Susan Tyson Family 2020 Revocable Trust	
1595 Ferrero Drive	
Dixon, CA 95620	

## 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 **Kenneth Donald Tyson and Susan Lynne Tyson, Trustees of the Kenneth and Susan Tyson Family 2020 Revocable Trust**, 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 78, as shown on the Final Subdivision Map of THE COTTAGES AT CARSON VALLEY PHASE 2, recorded 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: 12-10-2021

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

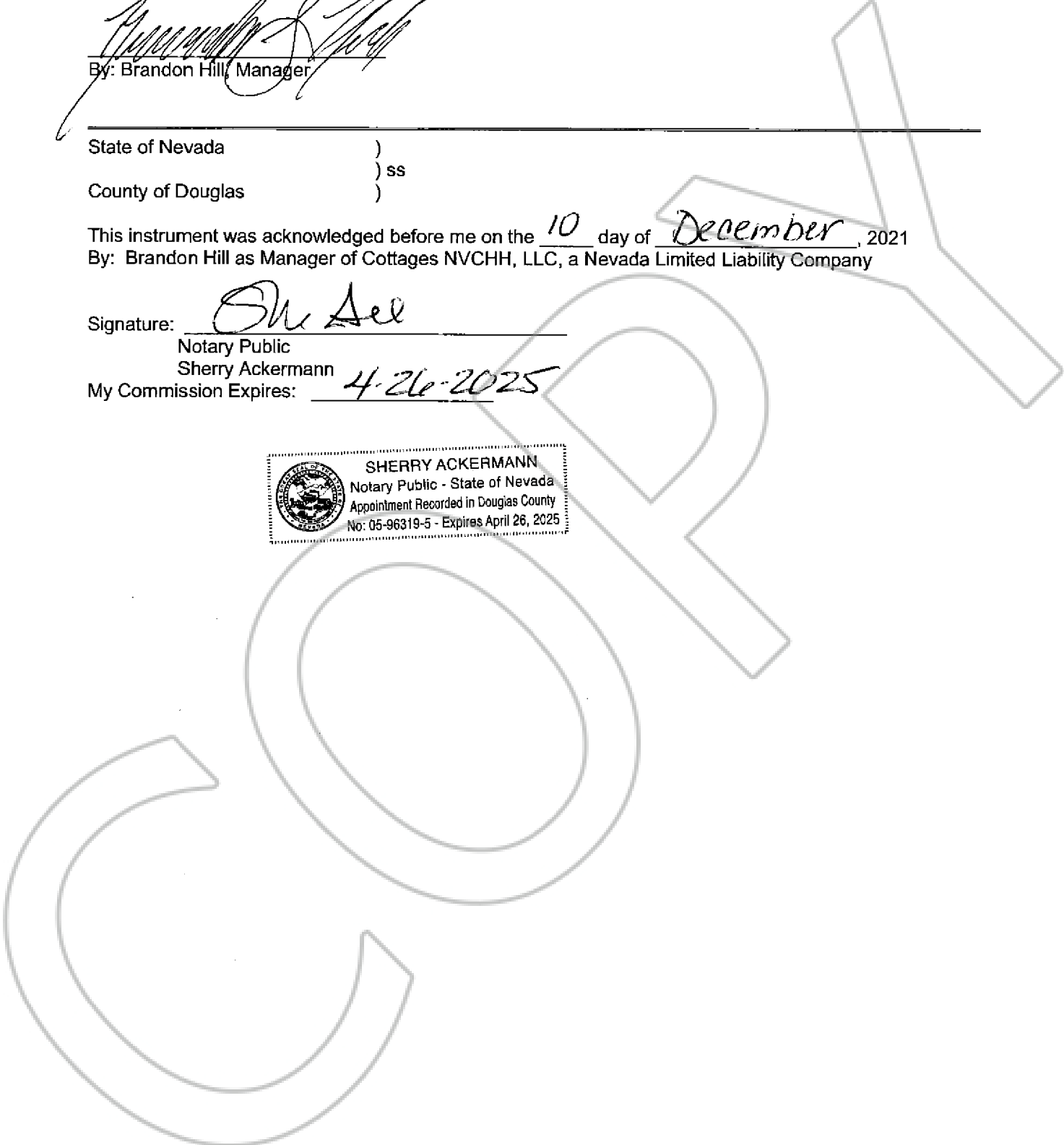
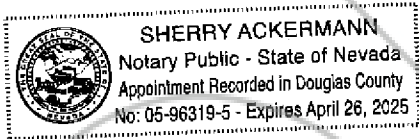
Cottages NVCHH, LLC and a Nevada Limited Liability Company

*[Handwritten Signature]*  
By: Brandon Hill, Manager

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 10 day of December, 2021  
By: Brandon Hill as Manager of Cottages NVCHH, LLC, a Nevada Limited Liability Company

Signature: *Sh Ack*  
Notary Public  
Sherry Ackermann  
My Commission Expires: 4-26-2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-21-112-020  
 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                      \$ 468,816.40  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 468,816.40  
 d. Real Property Transfer Tax Due                              \$ 1,829.10

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 JA 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: Kenneth Tyson, Susan Tyson,  
Trustees of the Kenneth, and  
Susan Tyson Family 2020  
Revocable Trust  
 Address: 1595 Ferrero Drive  
 City: Dixon  
 State: CA Zip: 95620

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 123959-SLA SA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410