

DOUGLAS COUNTY, NV **2021-978926**
RPTT:\$2049.45 Rec:\$40.00
\$2,089.45 Pgs=2 12/28/2021 11:11 AM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-21-112-021
R.P.T.T.	\$2,049.45
File No.:	113800-TEA SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Jack Xiaosui Liu and Lora Xiaodong Yan	
65 E. Cottage Court	
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 **Jack Xiaosui Liu and Lora Xiaodong Yan, 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 79, 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, a Nevada limited liability company

[Handwritten Signature]
By: Brandon Hill, Manager

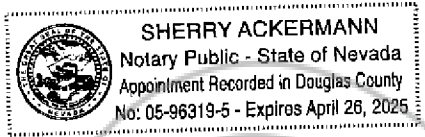
State of Nevada)
County of Douglas) ss

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: *[Handwritten Signature]*

Notary Public
Sherry Ackermann

My Commission Expires: 4-26-2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-21-112-021
 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 \$ 525,183.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 525,183.00
 d. Real Property Transfer Tax Due \$ 2,049.45

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 Highway 88 Suite 102
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jack Xiaosui Liu and Lora
Xiaodong Yan
 Address: 65 E. Cottage Court
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 113800-TEA SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410