

DOUGLAS COUNTY, NV
RPTT:\$1852.50 Rec:\$40.00
\$1,892.50 Pgs=2
2022-979547
01/07/2022 02:02 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-21-112-022
R.P.T.T.	\$1,852.50
File No.:	1365778 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Kathleen M. Martin, and successors in trust, as Trustee of the Kathleen M. Martin Family Trust dated 9/17/2021	
63 East 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 **Kathleen M. Martin, and successors in trust, as Trustee of the Kathleen M. Martin Family Trust dated 9/17/2021**, 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 80 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: 12-10-2021

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

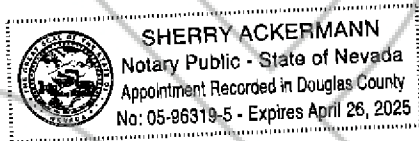
Cottages NVCHH, LLC, a Nevada Limited Liability Company

By: Brandon Hill, Manager

State of Nevada)
) ss
County of Douglas)

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: Sherry Ackermann
Notary Public
Sherry Ackermann
My Commission Expires: 4-26-2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-21-112-022
 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 \$ 475,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 475,000.00
 d. Real Property Transfer Tax Due \$ 1,852.50

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 [Handwritten Signature] Capacity Grantor [Handwritten Signature]
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Cottages NVCHH, LLC a Nevada
Limited Liability Company
 Address: 1625 Highway 88 Suite 102
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Kathleen M. Martin, and
successors in trust, as Trustee of
the Kathleen M. Martin Family
Trust dated 9/17/2021
 Address: 63 East Cottage Court
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1365778 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410