

APNs: 1220-21-112-024
1220-21-112-012



KAREN ELLISON, RECORDER E03

RETURN RECORDED DEED TO:
Associa Sierra North
10509 Professional Circle #200
Reno, NV 89521

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

(Common Area)

THIS INDENTURE is made on ~~September 21~~ ^{October} 21, 2022, by and between COTTAGES NVCHH LLC, a Nevada limited liability company, grantor, and COTTAGES AT CARSON VALLEY HOMEOWNERS ASSOCIATION, a Nevada nonprofit association, grantee.

WITNESSETH:

The grantor, for good and valuable consideration to it in hand paid by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantee, and to its successors and assigns, all that real property located in Douglas County, State of Nevada, and more particularly described as follows:

Common Area A and Common Area B as shown on the Final Subdivision Map for the Cottages at Carson Valley Phase 2 filed for record January 20, 2021 in the office of Recorder, Douglas County, Nevada, as Document No. 960309.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.

COTTAGES NVCHH LLC

By: CARTER HILL HOMES, LLC
Managing Member

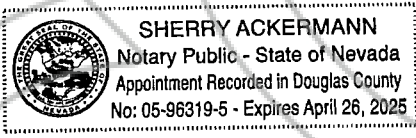
By: HILL DEVELOPMENT SERVICES,
Managing Member

By: *Brandon Hill*
Brandon Hill, Managing Member

STATE OF NEVADA)
): ss.
COUNTY OF *Douglas*)

On *September 21*, 2022, personally appeared before me, a notary public, Brandon Hill, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that he executed the foregoing document on behalf of the grantor.

Sherry Ackermann
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-21-112-024
 b) 1220-21-112-012
 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
 i) Other Common Area

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ \$0.00
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: Developer's transfer of common areas to homeowners association required by Section 2.12 of CC&Rs recorded as Document No. 890841.

5. Partial Interest: Percentage being transferred: 100.00 %

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/Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED) BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Cottages NVCHH LLC
 Address: 1625 US Hwy 88, Suite 102
 City: Minden
 State: NV Zip: 89423

Print Name: Cottages at Carson Valley HOA
 Address: c/o Associa; 10509 Professional Cir. #200
 City: Reno
 State: NV Zip: 89521

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____