

DOUGLAS COUNTY, NV  
RPTT:\$3354.00 Rec:\$40.00  
\$3,394.00 Pgs=3

**2023-1001908**

**11/01/2023 01:24 PM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1320-33-313-011 through 014,;  
1320-33-313-022 through 024 and  
1320-33-313-043 through 045

R.P.T.T.: \$3,354.00

Escrow No.: 23035892-SA

When Recorded Return To:

Carter Hill Homes, LLC

1625 US Hwy 88 Suite 102

Minden 89423

Mail Tax Statements to:

Carter Hill Homes, LLC

1625 US Hwy 88 Suite 102

Minden 89423

SPACE ABOVE FOR RECORDER'S USE

### **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Leigh Rodney and Clare F. Rodney, Co-Trustees of The Rodney Family Trust Agreement (as Restated) dated February 22, 2023**

do(es) hereby Grant, Bargain, Sell and Convey to

**Carter Hill Homes, LLC, a Nevada Limited Liability Company**

all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 23035892-SA

Dated this 30<sup>th</sup> day of October, 2023.

The Rodney Family Trust Agreement (as Restated) dated February 22, 2023

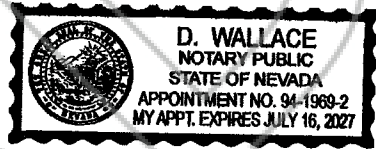
BY: [Signature]  
Steve Rude  
Special Signatory Trustee

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 30<sup>th</sup> day of October, 2023 by Steve Rude, as Special Signatory Trustee of The Rodney Family Trust Agreement (as Restated) dated February 22, 2023.

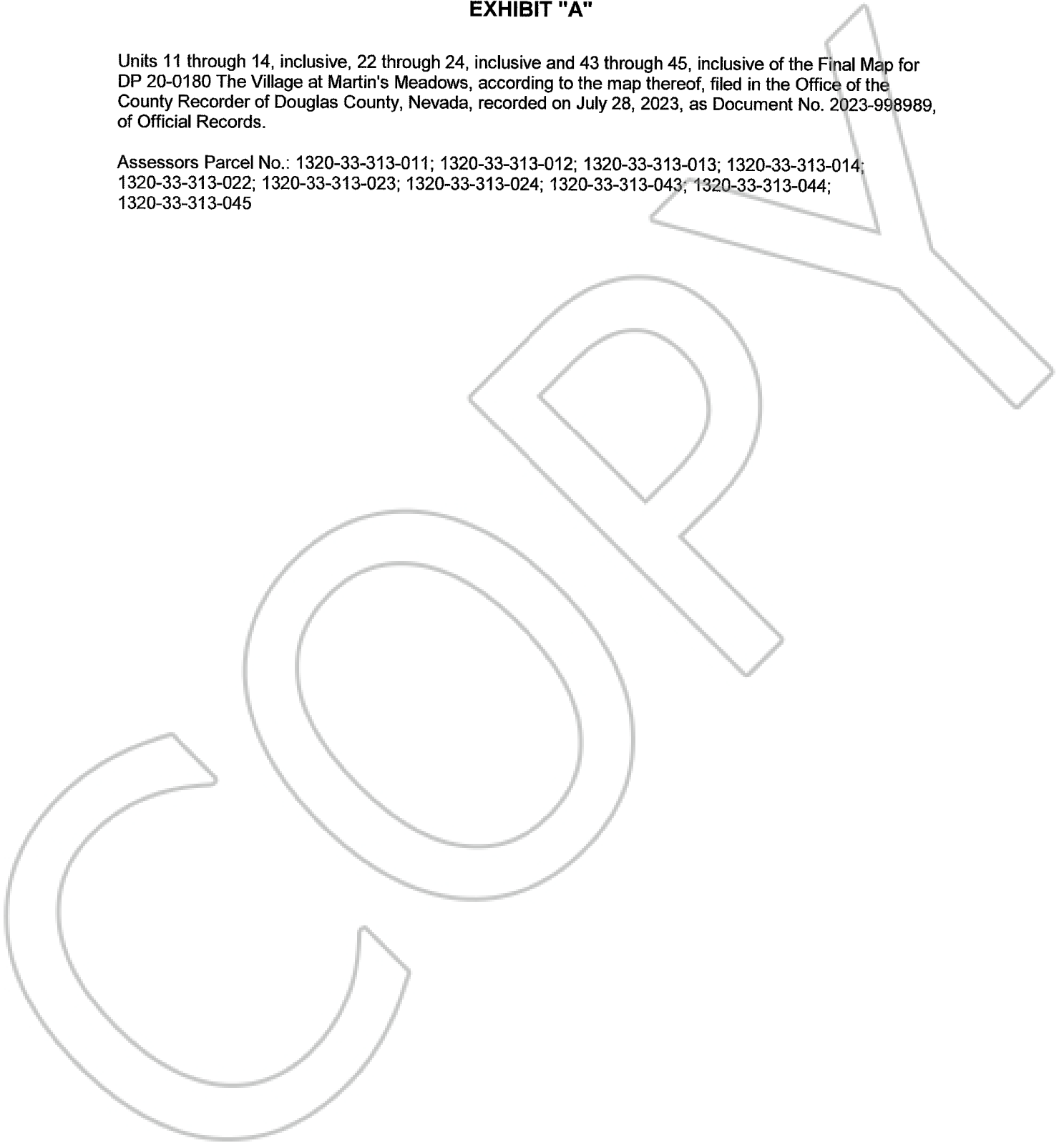
[Signature]  
Notary Public



**EXHIBIT "A"**

Units 11 through 14, inclusive, 22 through 24, inclusive and 43 through 45, inclusive of the Final Map for DP 20-0180 The Village at Martin's Meadows, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on July 28, 2023, as Document No. 2023-998989, of Official Records.

Assessors Parcel No.: 1320-33-313-011; 1320-33-313-012; 1320-33-313-013; 1320-33-313-014;  
1320-33-313-022; 1320-33-313-023; 1320-33-313-024; 1320-33-313-043; 1320-33-313-044;  
1320-33-313-045



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-33-313-011 through 014;  
 b) 1320-33-313-022 through 024  
 c) 1320-33-313-043 through 045  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$860,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$860,000.00  
 d. Real Property Transfer Tax Due: \$3,354.00

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: \_\_\_\_\_ Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: <u>Leigh Rodney and Clare F. Rodney, Co-Trustees of The Rodney Family Trust</u>	Print Name: <u>Carter Hill Homes, LLC</u>
Address: <u>PO Box 1911</u>	Address: <u>1625 US Hwy 88 Suite 102</u>
City: <u>Zephyr Cove</u>	City: <u>Minden</u>
State: <u>NV</u> Zip: <u>89448</u>	State: _____      Zip: <u>89423</u>

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: First Centennial Title Company of Nevada Esc. #: 23035892-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville      State: NV      Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED