

DOUGLAS COUNTY, NV
RPTT:\$1521.00 Rec:\$40.00
\$1,561.00 Pgs=2

2023-1003444

12/28/2023 10:19 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1420-07-723-020
R.P.T.T.: \$1,521.00
Escrow No.: 23038066-SA
When Recorded Return To:
The Teixeira Trust dated September 5, 1989
and restated on June 30, 2020 and any
amendments thereto
1440 Riva Trigoso Drive
Manteca, CA 95337

Mail Tax Statements to:
The Teixeira Trust dated September 5, 1989
and restated on June 30, 2020 and any
amendments thereto
1440 Riva Trigoso Drive
Manteca, CA 95337

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mica Cottages NVCHH, LLC, a Nevada Limited Liability Company

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

Anthony J. Teixeira, Trustee of The Teixeira Trust dated September 5, 1989 and restated on June 30, 2020 and any amendments thereto

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

Lot 17, of COTTAGES AT IH PHASE #², according to the map thereof filed in the Office of the County Recorder of Douglas County, Nevada, on 9th of July, 2018, as Document No. 2018-916559.

APN: 1420-07-723-020

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

Dated this 11 day of December, 2023.

Mica Cottages NVCHH, LLC


BY: *Brandon S. Hill*
Brandon S. Hill
Manager

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 11 day of December, 2023, by
Brandon S. Hill, Manager of Mica Cottages NVCHH, LLC, a Nevada Limited Liability Company.

Sherry Ackermann
Notary Public

 SHERRY ACKERMANN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 05-96319-5 - Expires April 26, 2025

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-723-020
 b) _____
 c) _____
 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: \$389,650.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$389,650.00
 d. Real Property Transfer Tax Due: \$1,521.00

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: *JA* Capacity: Grantor *Escrow*
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Anthony J. Teixeira, Trustee of The
 Teixeira Trust dated September 5,
 1989 and restated on June 30, 2020
 and any amendments thereto
 Print Name: _____
 Address: 1440 Riva Trigoso Drive
 City: Manteca
 State: California Zip: 95337

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23038066-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410