

DOUGLAS COUNTY, NV **2023-1003495**
RPTT:\$1638.00 Rec:\$40.00
\$1,678.00 Pgs=2 **12/29/2023 08:57 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1420-07-723-046
R.P.T.T.: \$1,638.00
Escrow No.: 23038884-SA
When Recorded Return To:
The Steven and Debra Andrade 2011 Trust,
dated November 28, 2011
2264 Wyoming Ave
South Lake Tahoe, CA 96150

Mail Tax Statements to:
The Steven and Debra Andrade 2011 Trust,
dated November 28, 2011
2264 Wyoming Ave
South Lake Tahoe, CA 96150

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

Steven L. Andrade and Debra A. Andrade, Trustees of The Steven and Debra Andrade 2011 Trust, dated November 28, 2011

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

Lot 13, of COTTAGES AT IH PHASE #II, 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, and by Amended Map recorded September 22, 2021, as Document No. 2021-974385.

APN: 1420-07-723-046

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

Dated this 19 day of December, 2023.

Mica Cottages NVCHH, LLC

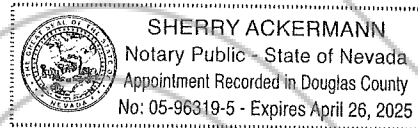
BY: *Brandon S. Hill*
Brandon S. Hill
Manager

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 19 day of December, 2023, by
Brandon S. Hill, Manager of Mica Cottages NVCHH, LLC, a Nevada Limited Liability Company.

Sherry Ackermann
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-723-046
 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: \$420,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$420,000.00
 d. Real Property Transfer Tax Due: \$1,638.00

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: *SA* 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)

Steven L. Andrade and Debra A. Andrade, Trustees of The Steven and Debra Andrade 2011 Trust, dated November 28, 2011
 Address: 2264 Wyoming Ave
 City: South Lake Tahoe
 State: California Zip: 96150

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23038884-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410