

DOUGLAS COUNTY, NV **2023-994378**
RPTT:\$1462.50 Rec:\$40.00
\$1,502.50 Pgs=2 **03/01/2023 08:46 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1420-07-723-039
R.P.T.T.	\$1,462.50
File No.:	1946296 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Douglas N. Smith, Laura Stutzman Smith Trustee's of the Douglas, and Laura Smith Revocable Trust UTD 1996	
4159 E. 3rd Avenue	
Napa, CA 94558	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Mica 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 **Douglas N. Smith and Laura Stutzman Smith Trustee's of the Douglas and Laura Smith Revocable Trust UTD 1996**, , all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 23, as shown on the Final Map PD 05-002 for PHASE II OF THE COTTAGES AT INDIAN HILLS A PLANNED UNIT DEVELOPMENT, filed for record in the office of the Douglas County Recorder, State of Nevada, on July 9, 2018 as Document No. 2018-916559, Official Records, and Amended Plat of PHASE 2 OF THE COTTAGES AT INDIAN HILLS A PLANNED UNIT DEVELOPMENT, filed for record in the office of the Douglas County Recorder, State of Nevada, on September 22, 2021 as Document No. 2021-974385, Official Records.

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: 2-24-2023

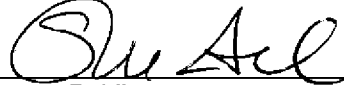
SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Mica Cottages NVCHH, LLC, a Nevada Limited Liability Company

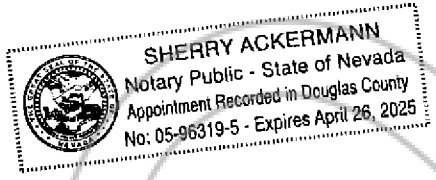

By: Brandon Hill, Manager

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 24 day of February, 2023
By: Brandon Hill as Manager of Mica Cottages NVCHH, LLC, a Nevada Limited Liability Company

Signature: 
Notary Public
Sherry Ackermann

My Commission Expires: 4-26-2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-723-039
 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'!/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 \$ 375,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 375,000.00
 d. Real Property Transfer Tax Due \$ 1,462.50

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 SA Capacity _____ Grantor ESLTDW
 Signature _____ Capacity _____ Grantee _____

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

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Douglas N. Smith, Laura
Stutzman Smith Trustee's of the
Douglas, and Laura Smith
Revocable Trust UTD 1996
 Address: 4159 E. 3rd Avenue
 City: Napa
 State: CA Zip: 94558

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1946296 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410