

APN: 1420-05-430-002  
R.P.T.T.: \$1,762.80  
Escrow No.: 23034765-SUB  
When Recorded Return To:  
Todd A. Cutler and Deanna D. Cutler  
3617 Pulsar Lane #2  
Carson City, NV 89705

Mail Tax Statements to:  
Todd A. Cutler and Deanna D. Cutler  
3617 Pulsar Lane #2  
Carson City, NV 89705

DOUGLAS COUNTY, NV **2023-997646**  
RPTT:\$1762.80 Rec:\$40.00  
\$1,802.80 Pgs=3 **06/16/2023 02:17 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

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

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**JC VALLEY KNOLLS, LLC, a Nevada Limited Liability Company**

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

**Todd Alan Cutler and Deanna Dale Cutler, husband and wife as joint tenants with right of survivorship**

all that real property situated in the City of Carson City, 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.

Dated this 16<sup>th</sup> day of June, 2023.

JC VALLEY KNOLLS, LLC

BY: *Darci Hendrix*  
Darci Hendrix, Manager

STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on this 16<sup>th</sup> day of June, 2023 by Darci Hendrix, Manager of JC VALLEY KNOLLS, LLC, a Nevada Limited Liability Company.

*Rachel Quilici*  
Notary Public



## EXHIBIT "A"

Unit 2, of Building 20, of the Final Condominium Map DP 18-0244 for The Commons South at Valley Knolls, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on December 7th, 2021, as Document No. 2021-978119.

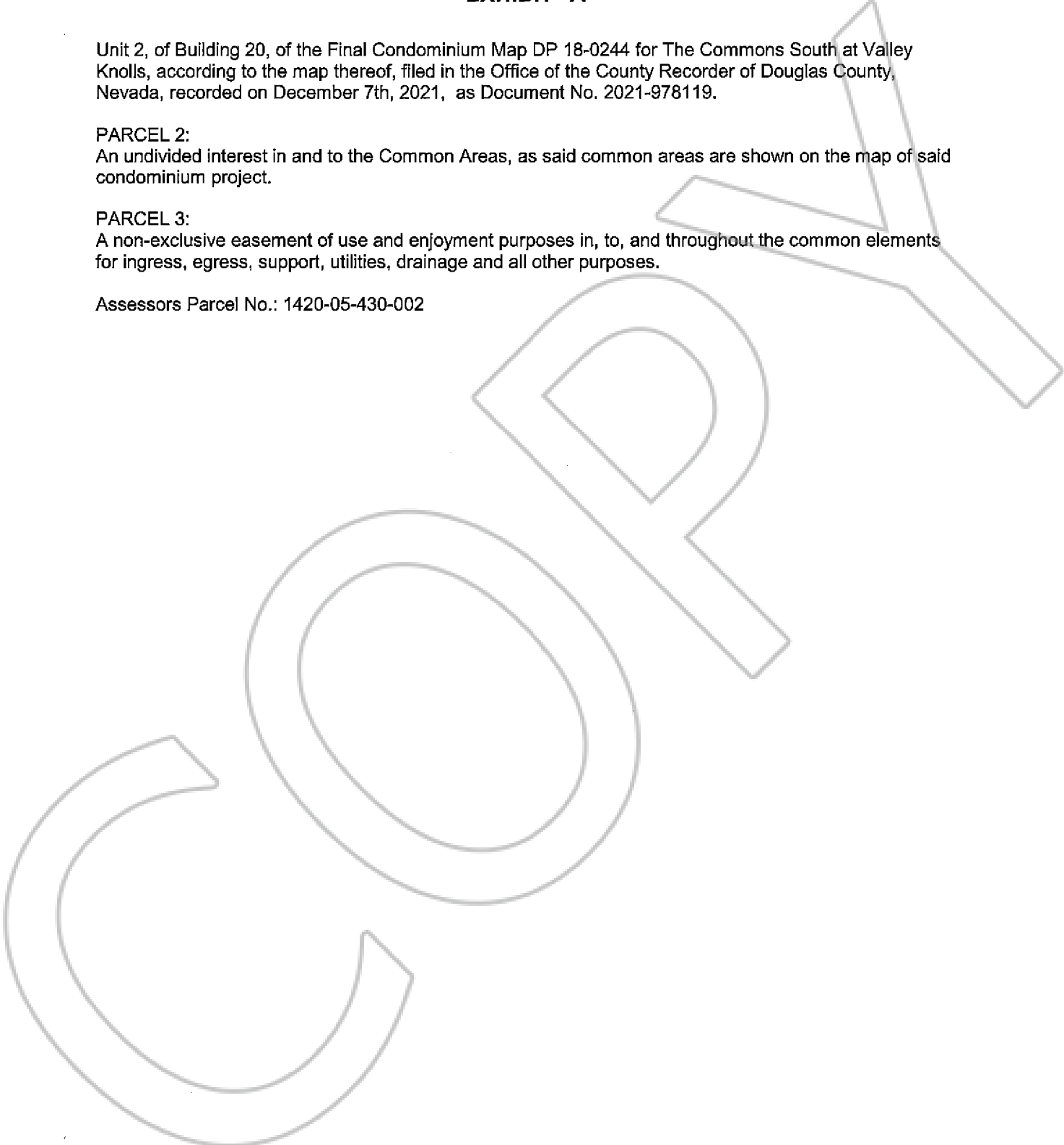
**PARCEL 2:**

An undivided interest in and to the Common Areas, as said common areas are shown on the map of said condominium project.

**PARCEL 3:**

A non-exclusive easement of use and enjoyment purposes in, to, and throughout the common elements for ingress, egress, support, utilities, drainage and all other purposes.

Assessors Parcel No.: 1420-05-430-002



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-05-430-002  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |   |   |
|---|---|
| a) <input type="checkbox"/> Vacant Land             | b) <input type="checkbox"/> Sgl. Fam. Residence |
| c) <input checked="" type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex            |
| e) <input type="checkbox"/> Apt. Bldg.              | f) <input type="checkbox"/> Comm'l/Ind'l        |
| g) <input type="checkbox"/> Agricultural            | h) <input type="checkbox"/> Mobile Home         |
| <input type="checkbox"/> Other: _____               |   |

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

- |   |                     |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property:               | <u>\$451,918.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u>     |
| c. Transfer Tax Value:                                  | <u>\$451,918.00</u> |
| d. Real Property Transfer Tax Due:                      | <u>\$1,762.80</u>   |

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: Dara Hendrick Capacity: \_\_\_\_\_ Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: <u>JC VALLEY KNOLLS, LLC</u>	Print Name: <u>Todd A. Cutler and Deanna D. Cutler</u>
Address: <u>5400 Equity Ave</u>	Address: <u>3617 Pulsar Lane #2</u>
City: <u>Reno</u>	City: <u>Carson City</u>
State: <u>NV</u> Zip: <u>89502</u>	State: <u>Nevada</u> Zip: <u>89705</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23034765-SUB  
 Address: 1450 Ridgeview Dr, Ste 100  
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED