

DOUGLAS COUNTY, NV **2023-997876**
RPTT:\$2219.10 Rec:\$40.00
\$2,259.10 Pgs=3 **06/23/2023 02:00 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1320-32-801-032
R.P.T.T.	\$2,219.10
File No.:	2025941 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
William Dougherty Jr. and Sherry Dougherty	
1202 Gilman Ave	
Gardnerville, NV 89410	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Carter Hill Homes, LLC, a Nevada limited liability company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **William Dougherty Jr. and Sherry Dougherty, husband and wife as joint tenants** all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

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: 06/23

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

Carter Hill Homes, 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 6 day of June, 2023
By: Brandon Hill as Manager of Carter Hill Homes, LLC, a Nevada limited liability company

Signature: Sherry Ackermann
Notary Public
Sherry Ackermann

My Commission Expires: 4-26-2025

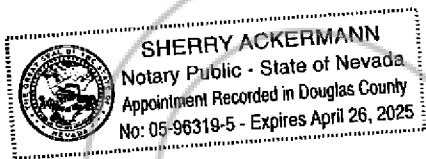


EXHIBIT "A" LEGAL DESCRIPTION

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

A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada described as follows:

That Middle 70 foot wide parcel as shown on that plat of the C.C. Meneley property at Gardnerville as recorded March 8, 1948, as Document No. 06345.

Excepting therefrom the Westerly 61.00 feet, all more particularly described as follows:

Commencing at the Northwest corner of Parcel No. 2 as shown on that Record of Survey for William Hussman, as Recorded in Book 492, at Page 1331, as Document No. 275307;

Thence South 01°13'14" East, 393.04 feet;

Thence South 01°30'26" East, 73.01 feet to the Northwest corner of said Middle Parcel, Document No. 06345;

Thence along the North line of said parcel South 89°27'04" East, 61.00 feet to The Point of Beginning; Thence continuing South 89°27'04" East, 187.96 feet to the Westerly right-of-way line of Gilman Avenue; Thence along said right-of-way South 01°37'05" East, 70.05 feet; thence North 89°27'04" West, 188.10 feet to a point 61.00 feet East of the West line of said parcel; thence North 01°30'25" West, 70.05 feet to The Point of Beginning.

Said land is also shown on the Record of Survey to support a boundary line adjustment for P M B #1 LLC, according to the Map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 28, 2006 in Book 606, Page 9912, as File No. 678279, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 15, 2018, as Document No. 2018-915519 of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-32-801-032
 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'l/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 \$ 569,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 569,000.00
 d. Real Property Transfer Tax Due \$ 2,219.10

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 W Bowen Capacity Escrow Officer
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Carter Hill Homes, LLC, a Nevada
limited liability company
 Address: 1625 Highway 88, Suite 102
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: William Dougherty Jr. and Sherry
Dougherty
 Address: 1202 Gillman Ave
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2025941 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410