

DOUGLAS COUNTY, NV  
RPTT:\$1606.80 Rec:\$40.00  
\$1,646.80 Pgs=2

**2024-1004361**

**01/30/2024 11:00 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1320-33-313-021  
R.P.T.T.: \$1,606.80  
Escrow No.: 24039228-SA  
When Recorded Return To:  
The Forrest G. and Gia G. Grimes  
Revocable Trust dated May 11, 2018  
P.O. Box 19962  
South Lake Tahoe, CA 96151

Mail Tax Statements to:  
The Forrest G. and Gia G. Grimes  
Revocable Trust dated May 11, 2018  
P.O. Box 19962  
South Lake Tahoe, CA 96151

SPACE ABOVE FOR RECORDER'S USE

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

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Carter Hill Homes, LLC, a Nevada Limited Liability Company**

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

**Forrest G. Grimes and Gia G. Grimes, Trustees of The Forrest G. and Gia G. Grimes Revocable Trust dated May 11, 2018**

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

Unit 21, of The Final Map for DP 20-0180 The Village at Martin's Meadows, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on July 28th, 2023, as Document No. 2023-998989.

Assessors Parcel No.: 1320-33-313-021

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

Dated this 29 day of January, 2024.

Carter Hill Homes, LLC

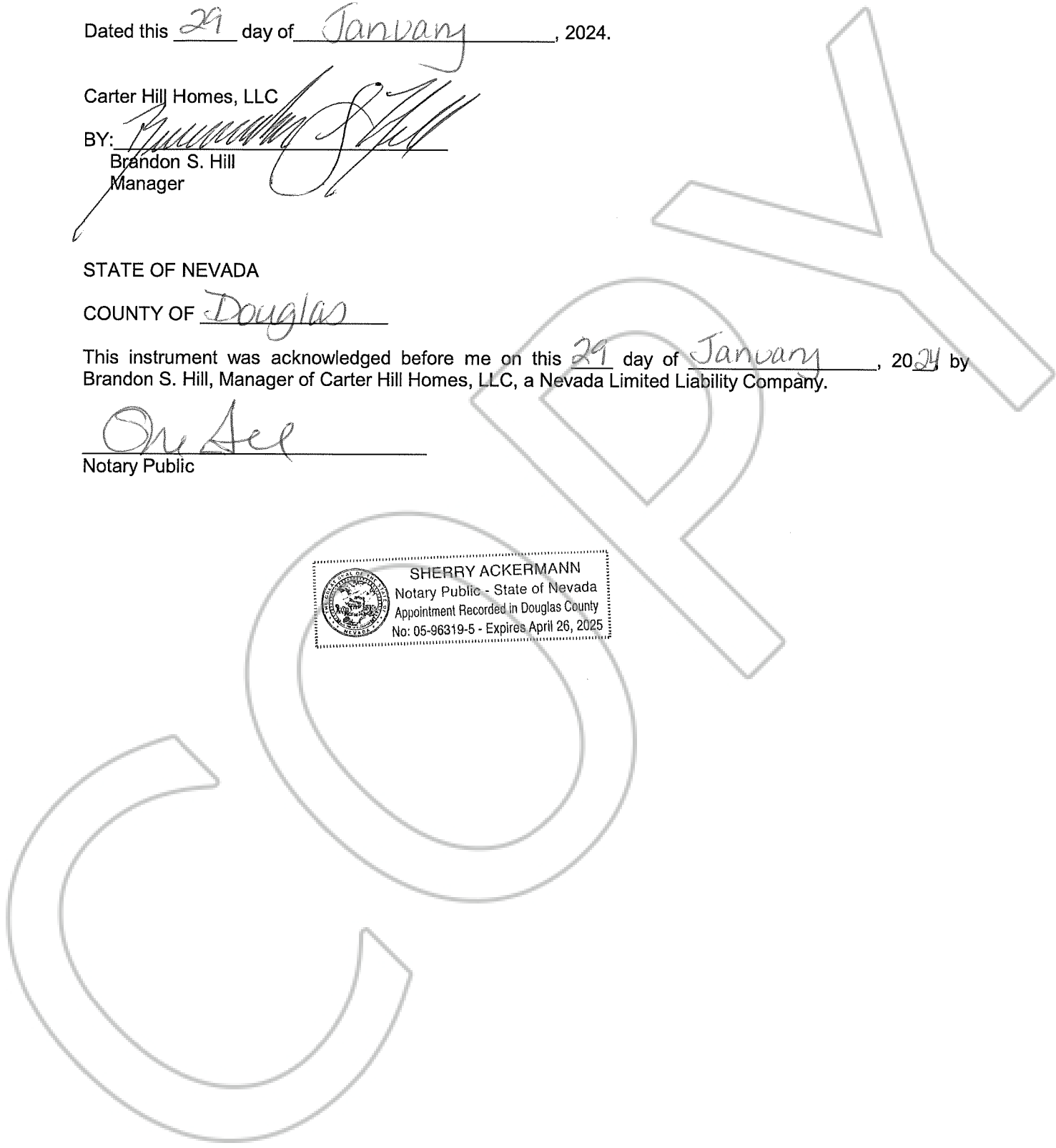
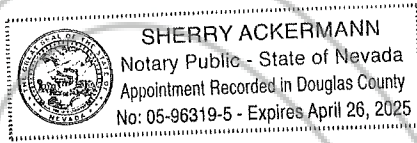
BY: [Signature]  
Brandon S. Hill  
Manager

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 29 day of January, 2024 by  
Brandon S. Hill, Manager of Carter Hill Homes, LLC, a Nevada Limited Liability Company.

[Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-33-313-021  
 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: _____               |   |

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

- |   |                     |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property:               | <u>\$411,975.24</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u>     |
| c. Transfer Tax Value:                                  | <u>\$411,975.24</u> |
| d. Real Property Transfer Tax Due:                      | <u>\$1,606.80</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: *SOA* Capacity: Grantor *Escrow*

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: <u>Carter Hill Homes, LLC</u>	Print Name: <u>Forrest G. Grimes and Gia G. Grimes, Trustees of The Forrest G. and Gia G. Grimes Revocable Trust dated May 11, 2018</u>
Address: <u>1625 US Hwy 88 Suite 102</u>	Address: <u>300 Cattail Circle</u>
City: <u>Minden</u>	City: <u>Gardnerville</u>
State: _____ Zip: <u>89423</u>	State: <u>Nevada</u> Zip: <u>89410</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039228-SA

Address: 1352 Hwy 395, Ste 114

City: Gardnerville State: NV Zip: 89410