

DOUGLAS COUNTY, NV
RPTT:\$3510.00 Rec:\$40.00
\$3,550.00 Pgs=3

2024-1004432

02/01/2024 09:44 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1320-33-313-009, 010,025,, 026,
037, 038, 039, 046, 047, and ,048

R.P.T.T.: \$3,510.00

Escrow No.: 23035893-SA

When Recorded Return To:

Carter Hill Homes, LLC
1625 US Hwy 88 Suite 102
Minden 89423

Mail Tax Statements to:

Carter Hill Homes, LLC
1625 US Hwy 88 Suite 102
Minden 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Leigh Rodney and Clare F. Rodney, Co-Trustees of The Rodney Family Trust Agreement (As Restated) dated February 22, 2023

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

Carter Hill Homes, LLC, a Nevada Limited Liability Company

all that real property situated in the Town of Gardnerville, 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.

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 23035893-SA

Dated this 18th day of January, 2024.

The Rodney Family Trust Agreement (As Restated) dated February 22, 2023

BY: [Signature]
Steve Rude
Special Signatory Trustee

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 18th day of January, 2024, by Steve Rude, as Special Signatory Trustee of The Rodney Family Trust Agreement (As Restated) dated February 22, 2023.

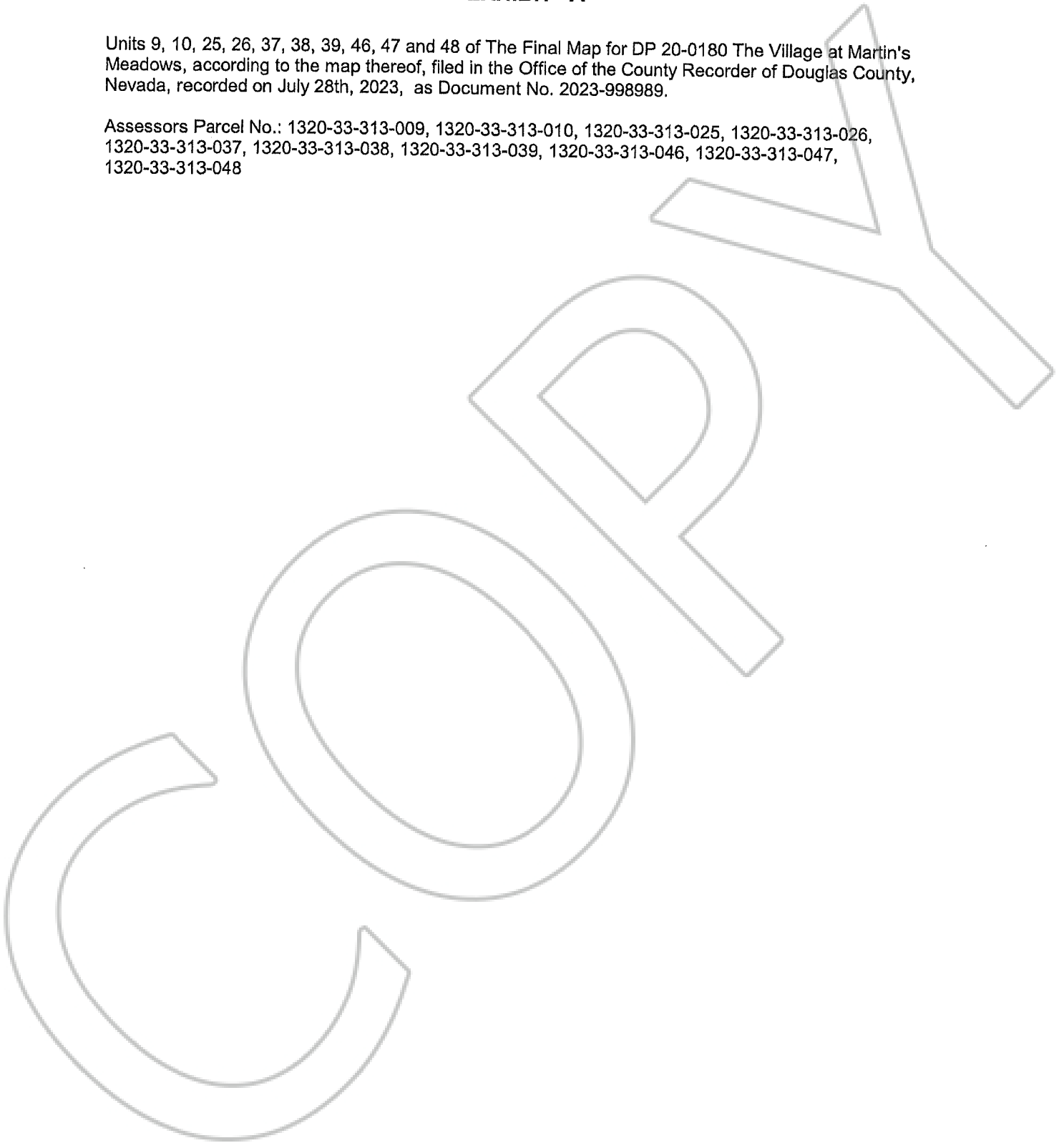
[Signature]
Notary Public

 TONYA RUSSELL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 18-3870-2 - Expires October 3, 2026

EXHIBIT "A"

Units 9, 10, 25, 26, 37, 38, 39, 46, 47 and 48 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, recorded on July 28th, 2023, as Document No. 2023-998989.

Assessors Parcel No.: 1320-33-313-009, 1320-33-313-010, 1320-33-313-025, 1320-33-313-026, 1320-33-313-037, 1320-33-313-038, 1320-33-313-039, 1320-33-313-046, 1320-33-313-047, 1320-33-313-048



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-33-313-009, 010,025
 b) 026, 037, 038, 039, 046, 047
 c) .048
 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: \$900,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$900,000.00
 d. Real Property Transfer Tax Due: \$3,510.00

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: [Signature] Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Leigh Rodney and Clare F. Rodney, Co-Trustees of The Rodney Family Trust Agreement (As Restated) dated		Print Name: <u>Carter Hill Homes, LLC</u>	
Print Name: <u>February 22, 2023</u>	Address: <u>PO Box 1911</u>	Address: <u>1625 US Hwy 88 Suite 102</u>	City: <u>Minden</u>
City: <u>Zephyr Cove</u>	State: <u>NV</u> Zip: <u>89448</u>	State: _____	Zip: <u>89423</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23035893-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410