

DOUGLAS COUNTY, NV

2024-1006583

RPTT:\$2710.50 Rec:\$40.00

\$2,750.50 Pgs=3

04/11/2024 10:16 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1220-16-119-004

R.P.T.T.: \$2,710.50

Escrow No.: 24040714-SA

When Recorded Return To:

Joseph Desmond and Pamela Desmond

64 Chapel Court

Gardnerville, NV 89460

Mail Tax Statements to:

Joseph Desmond and Pamela Desmond

64 Chapel Court

Gardnerville, NV 89460

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

Joseph Desmond and Pamela Desmond, husband and wife, as joint tenants with right of survivorship

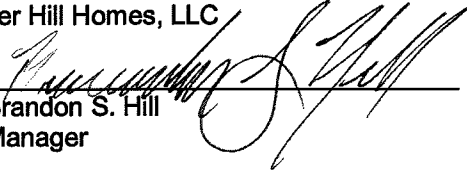
all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

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.

Dated this 9 day of April, 2024.

Carter Hill Homes, LLC

BY: 
Brandon S. Hill
Manager

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 9 day of April, 2024 by
Brandon S. Hill, Manager of Carter Hill Homes, LLC, a Nevada Limited Liability Company.


Notary Public

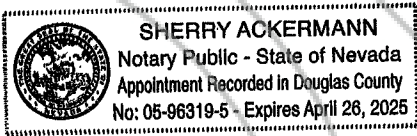
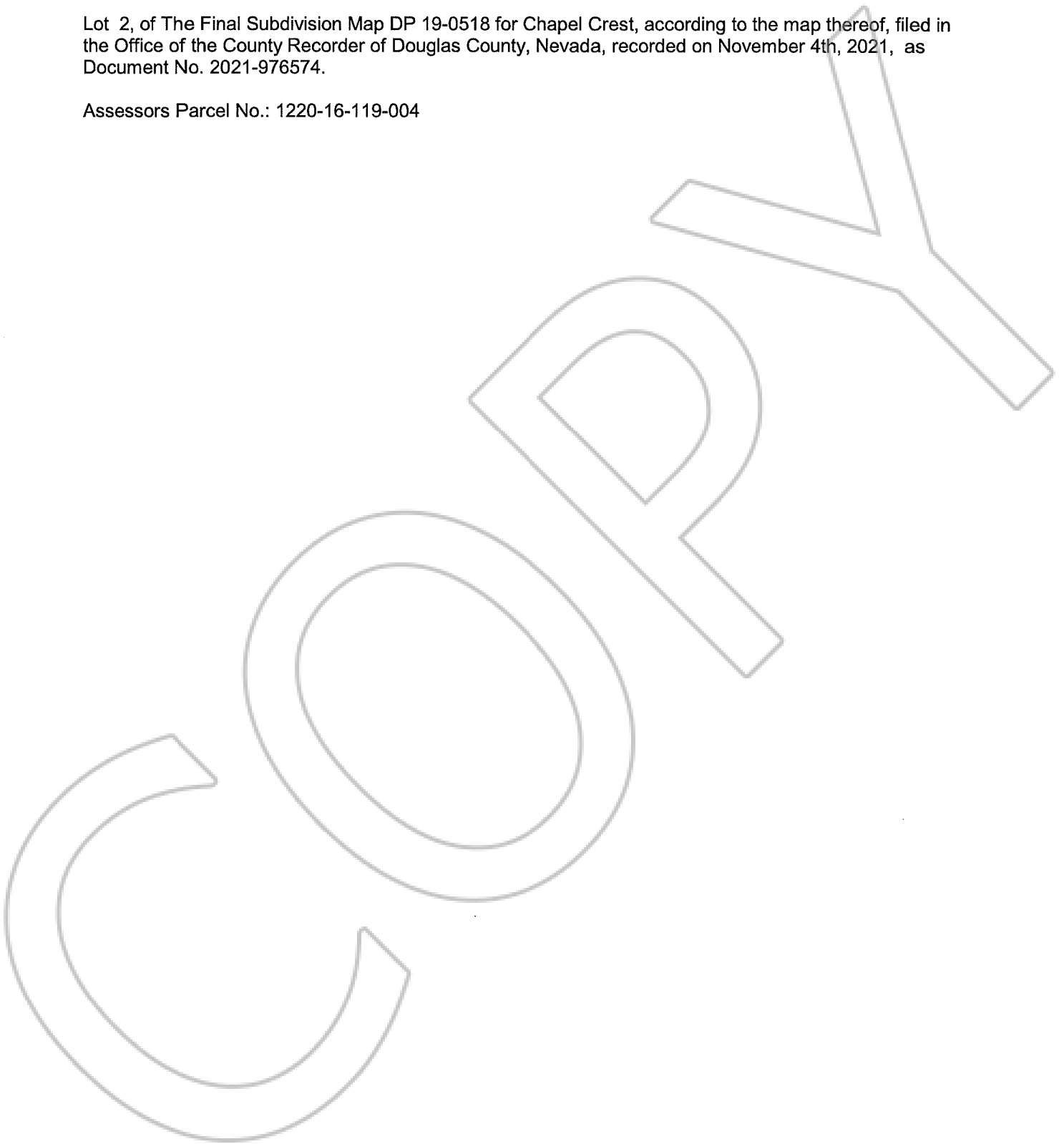


EXHIBIT "A"

Lot 2, of The Final Subdivision Map DP 19-0518 for Chapel Crest, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on November 4th, 2021, as Document No. 2021-976574.

Assessors Parcel No.: 1220-16-119-004



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-16-119-004
 b) _____
 c) _____
 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: \$695,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$695,000.00
 d. Real Property Transfer Tax Due: \$2,710.50

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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]
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Carter Hill Homes, LLC
 Address: 1625 US Hwy 88 Suite 102
 City: Minden
 State: _____ Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Joseph Desmond and Pamela Desmond
 Address: 64 Chapel Court
 City: Gardnerville
 State: Nevada Zip: 89460

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24040714-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED