

APN: 1320-33-313-042  
R.P.T.T.: \$1,723.80  
Escrow No.: 24042171-SA  
When Recorded Return To:  
Audrey Tedore Titus  
305 Cattail Circle  
Gardnerville, NV 89410

Mail Tax Statements to:  
Audrey Tedore Titus  
305 Cattail Circle  
Gardnerville, NV 89410

DOUGLAS COUNTY, NV  
RPTT:\$1723.80 Rec:\$40.00  
\$1,763.80 Pgs=2  
2024-1009298  
06/21/2024 11:31 AM  
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,

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

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

**Audrey Tedore Titus, an unmarried woman**

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

Unit 42, 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.: 1320-33-313-042

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

Dated this 11 day of June, 2024.

Carter Hill Homes, LLC

BY:


Brandon S. Hill  
Manager

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 11 day of June, 2024 by Brandon S. Hill, Manager of Carter Hill Homes, LLC, a Nevada Limited Liability Company.

Sherry Ackermann  
Notary Public

 SHERRY ACKERMANN  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 05-96319-5 - Expires April 28, 2025

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-33-313-042  
 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: \$442,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$442,000.00  
 d. Real Property Transfer Tax Due: \$1,723.80

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: *CA* Capacity: Grantor *Escrow*  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

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

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

Print Name: Audrey Tedore Titus  
 Address: 305 Cattail Circle  
 City: Gardnerville  
 State: Nevada Zip: 89410

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24042171-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED