

APN: 1420-28-612-001  
R.P.T.T.: \$3,465.15  
Escrow No.: 24039832-SA  
When Recorded Return To:  
Rickey E. Coats, Jr. and Deanna N. Coats  
424 Kelsey Court  
Minden, NV 89423

Mail Tax Statements to:  
Rickey E. Coats, Jr. and Deanna N. Coats  
424 Kelsey Court  
Minden, NV 89423

DOUGLAS COUNTY, NV  
RPTT:\$3465.15 Rec:\$40.00  
\$3,505.15 Pgs=3  
2024-1009691  
07/02/2024 01:58 PM  
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

**Rickey E. Coats, Jr. and Deanna N. Coats, husband and wife, as joint tenants with right of survivorship**

all that real property situated in the Town of Minden, 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 11 day of June, 2024.


Carter Hill Homes, LLC

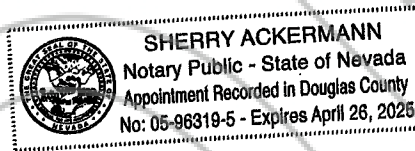
BY:   
Brandon S. Hill  
Manager

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.

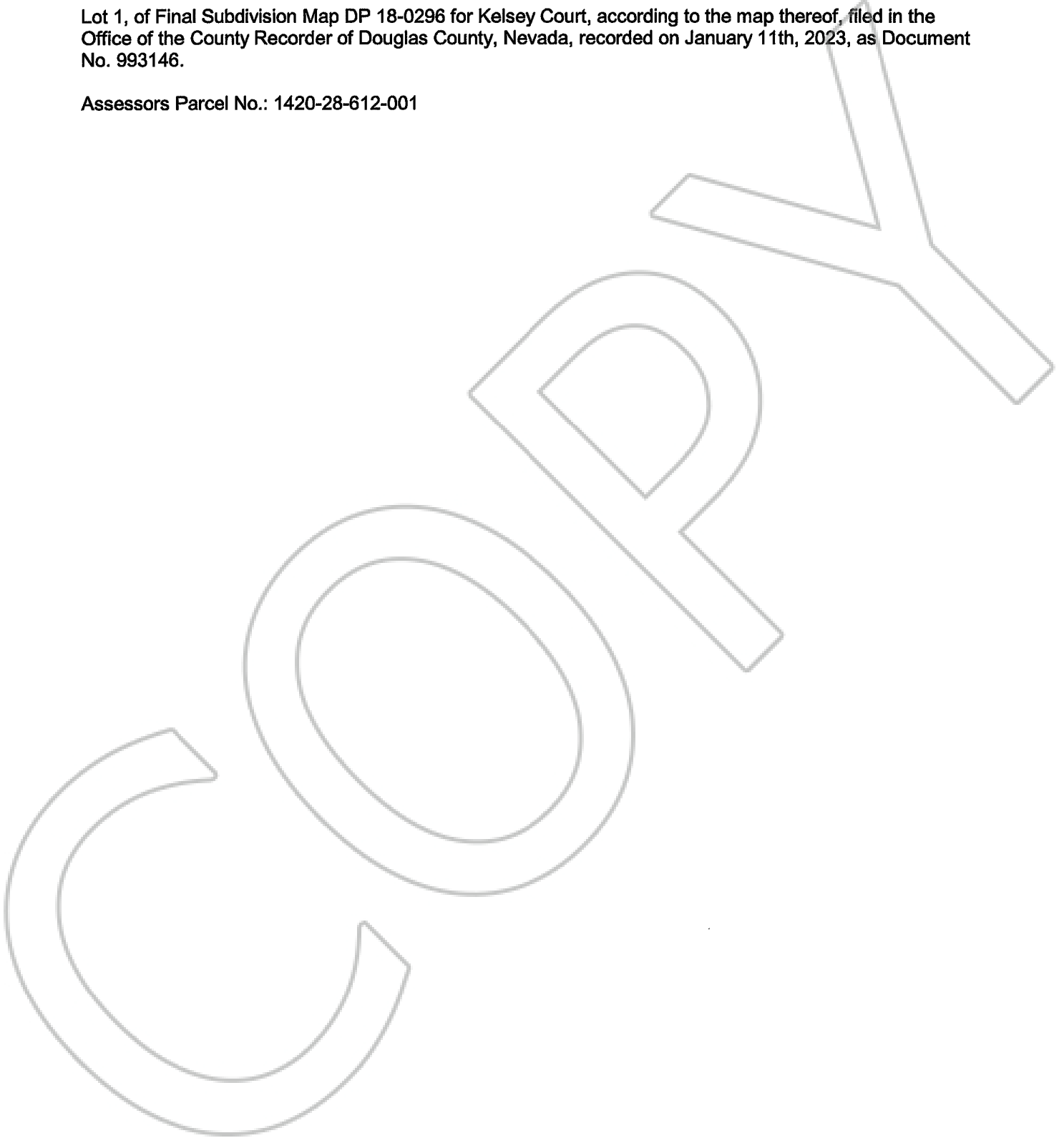
  
Notary Public



**EXHIBIT "A"**

Lot 1, of Final Subdivision Map DP 18-0296 for Kelsey Court, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on January 11th, 2023, as Document No. 993146.

Assessors Parcel No.: 1420-28-612-001



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-28-612-001  
 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: \$888,452.50  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$888,452.50  
 d. Real Property Transfer Tax Due: \$3,465.15

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: *JA* Capacity: Grantor *ESCDW*  
 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: Rickey E. Coats, Jr. and Deanna N. Coats  
 Address: 424 Kelsey Court  
 City: Minden  
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039832-SA  
 Address: 1352 Hwy 395, Ste 114  
 City Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED