

DOUGLAS COUNTY, NV **2024-1010198**  
RPTT:\$3931.20 Rec:\$40.00  
\$3,971.20 Pgs=3 **07/19/2024 10:14 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

APN: 1420-28-612-002  
R.P.T.T.: \$3,931.20  
Escrow No.: 24041025-SA  
When Recorded Return To:  
The Alan and Kim Rosenmiller Living Trust  
416 Kelsey Court  
Minden, NV 89423

Mail Tax Statements to:  
The Alan and Kim Rosenmiller Living Trust  
416 Kelsey Court  
Minden, NV 89423

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

**Alan James Rosenmiller and Kim Rosenmiller, Trustees of The Alan and Kim Rosenmiller Living Trust**

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 9 day of July, 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 9 day of July, 2024 by  
Brandon S. Hill, Manager of Carter Hill Homes, LLC, a Nevada Limited Liability Company.

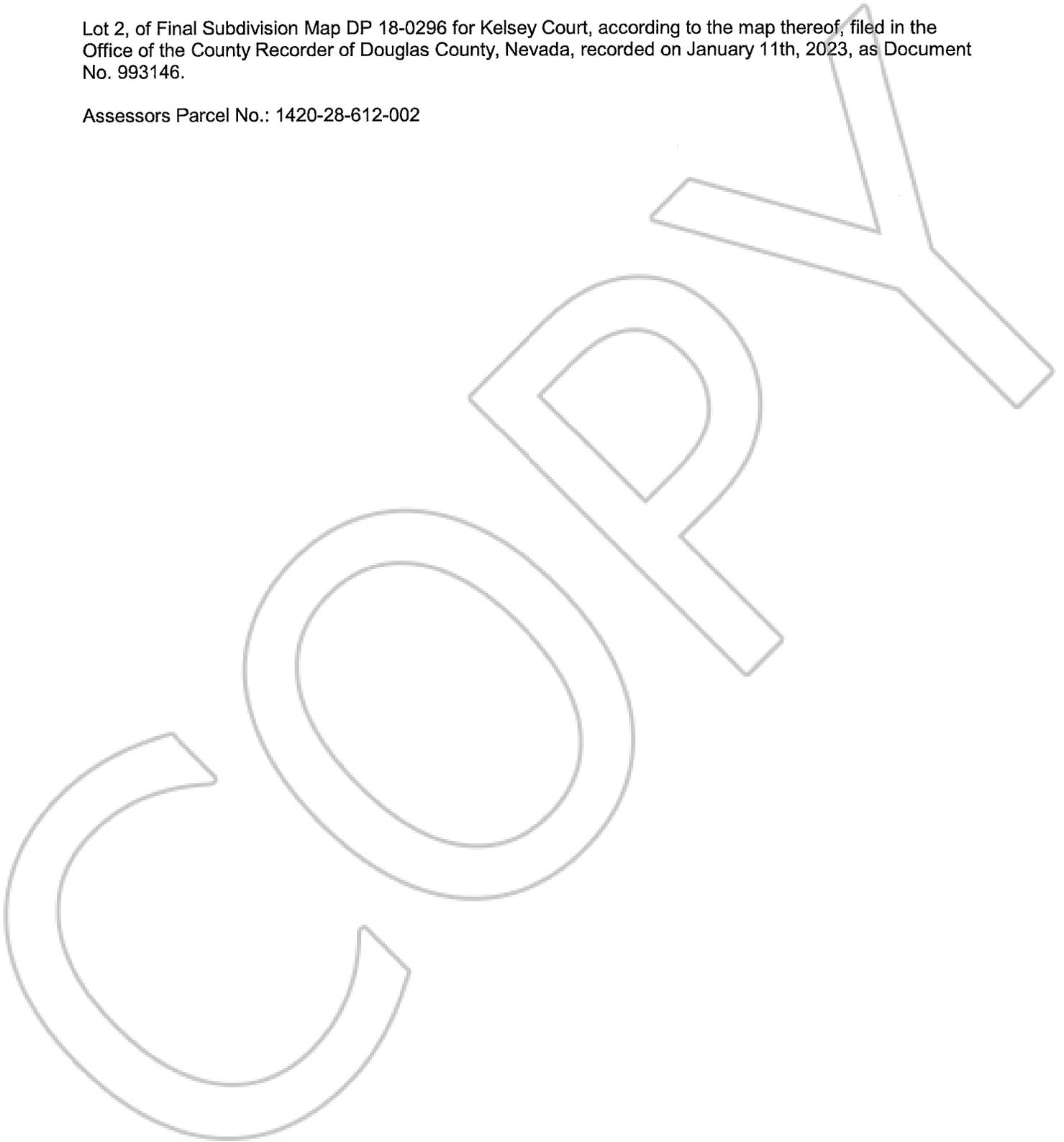
[Signature]  
Notary Public



**EXHIBIT "A"**

Lot 2, 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.: 1420-28-612-002



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-28-612-002  
 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: \$1,007,657.51  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,007,657.51  
 d. Real Property Transfer Tax Due: \$3,931.20

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: *Cynthia Haggard* 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: \_\_\_\_\_ Zip: 89423

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

Alan James Rosenmiller and Kim  
 Rosenmiller, Trustees of The Alan and  
 Kim Rosenmiller Living Trust  
 Print Name: Kim Rosenmiller Living Trust  
 Address: 416 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. #: 24041025-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED