

DOUGLAS COUNTY, NV **2024-1011670**  
RPTT:\$4290.00 Rec:\$40.00  
\$4,330.00 Pgs=3 **08/30/2024 10:38 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

APN: 1320-33-313-029, 030,  
1320-33-313-005, 006, 031, 032, 033, 001,  
002, 003, 004 and 1320-33-313-052  
R.P.T.T.: \$4,290.00  
Escrow No.: 23035896-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.: 23035896-SA

Dated this 31<sup>st</sup> day of July, 2024.

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


BY: [Signature]  
Steve Rude  
Special Signatory Trustee

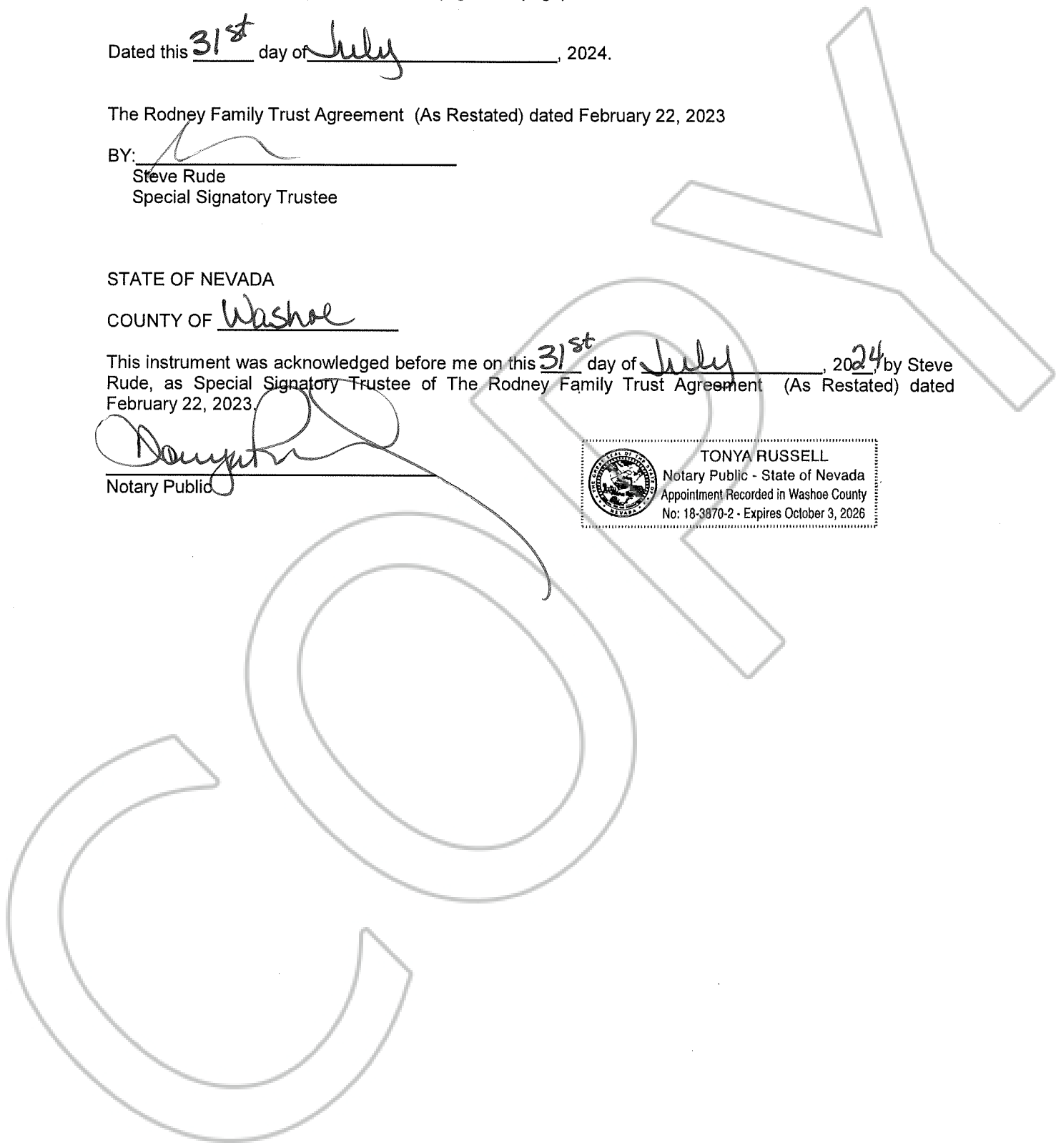
STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 31<sup>st</sup> day of July, 2024, by Steve Rude, as Special Signatory Trustee of The Rodney Family Trust Agreement (As Restated) dated February 22, 2023.

[Signature]  
Notary Public

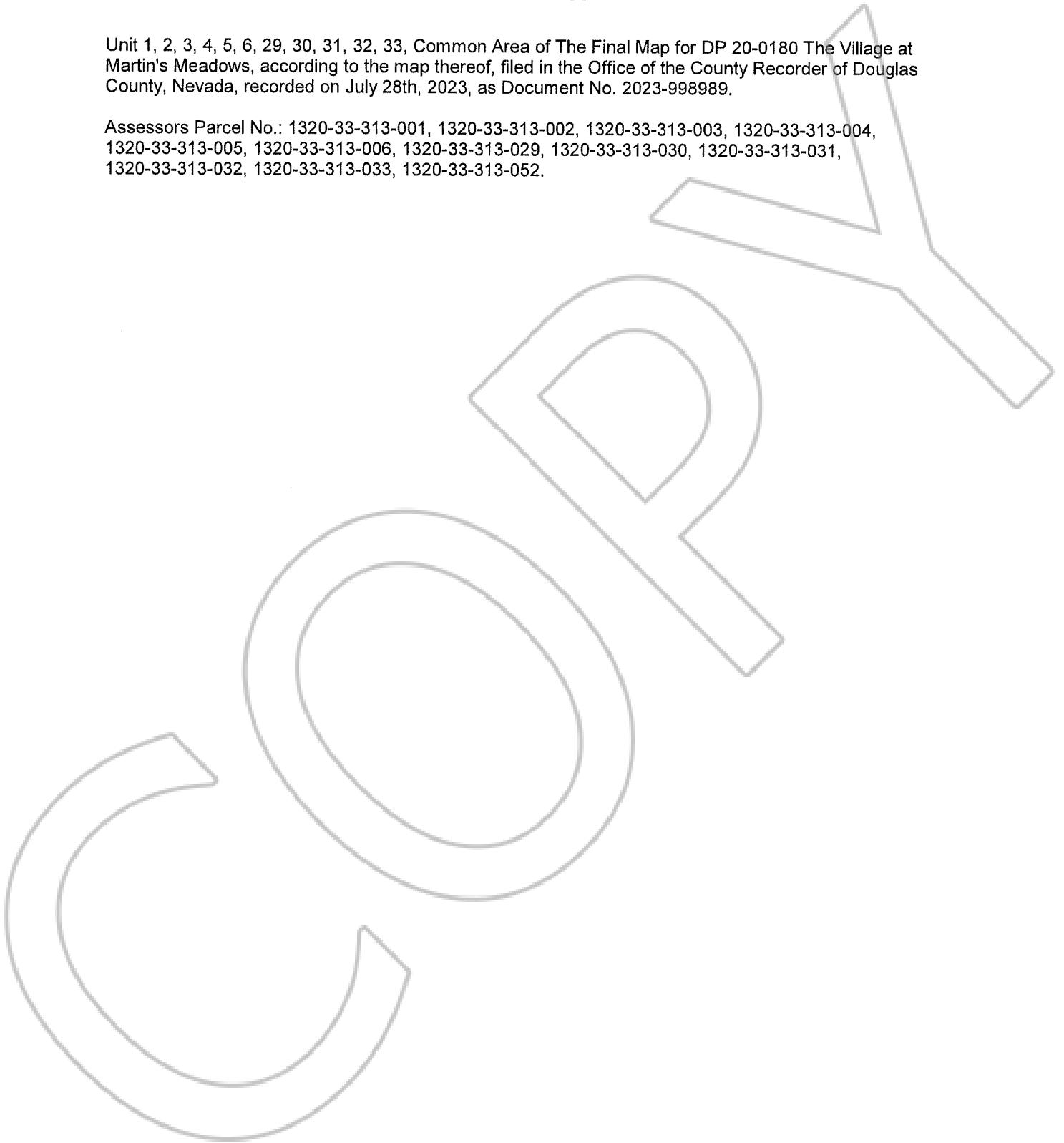
 TONYA RUSSELL  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 18-3870-2 - Expires October 3, 2026



## EXHIBIT "A"

Unit 1, 2, 3, 4, 5, 6, 29, 30, 31, 32, 33, Common Area 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.: 1320-33-313-001, 1320-33-313-002, 1320-33-313-003, 1320-33-313-004, 1320-33-313-005, 1320-33-313-006, 1320-33-313-029, 1320-33-313-030, 1320-33-313-031, 1320-33-313-032, 1320-33-313-033, 1320-33-313-052.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-33-313-029, 030  
 b) 1320-33-313-005, 006, 031  
 c) 032, 033, 001, 002, 003, 004  
 d) 1320-33-313-052

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: \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,100,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,100,000.00  
 d. Real Property Transfer Tax Due: \$4,290.00

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.**

X 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>Zephyr Cove</u>	City: <u>Minden</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. #: 23035896-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED