

DOUGLAS COUNTY, NV
RPTT:\$3088.80 Rec:\$15.00
\$3,103.80 Pgs=2
TICOR TITLE - CARSON
KAREN ELLISON, RECORDER

2017-893627

01/20/2017 12:41 PM

WHEN RECORDED MAIL TO:
Glenn A. Pearson
78281 Deacon Dr. West
La Quinta, CA 92253

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1700125-DKD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1419-04-002-032
R.P.T.T. \$3,088.80

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Clear Creek Residential, LLC, a Delaware Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Glenn A. Pearson, Trustee of The Pearson Family Trust dated September 16, 1998, and any amendments thereto

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

PARCEL 1:

Lot 257 of CLEAR CREEK TAHOE – PHASE 1A & 1B, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 18, 2016, as File No. 2016-890939, Official Records.

PARCEL 2:

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016, as Document No. 2016-888265, Official Records.

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

Clear Creek Residential, LLC

[Signature]
Dave Hutchinson, Managing Member

STATE OF
COUNTY OF

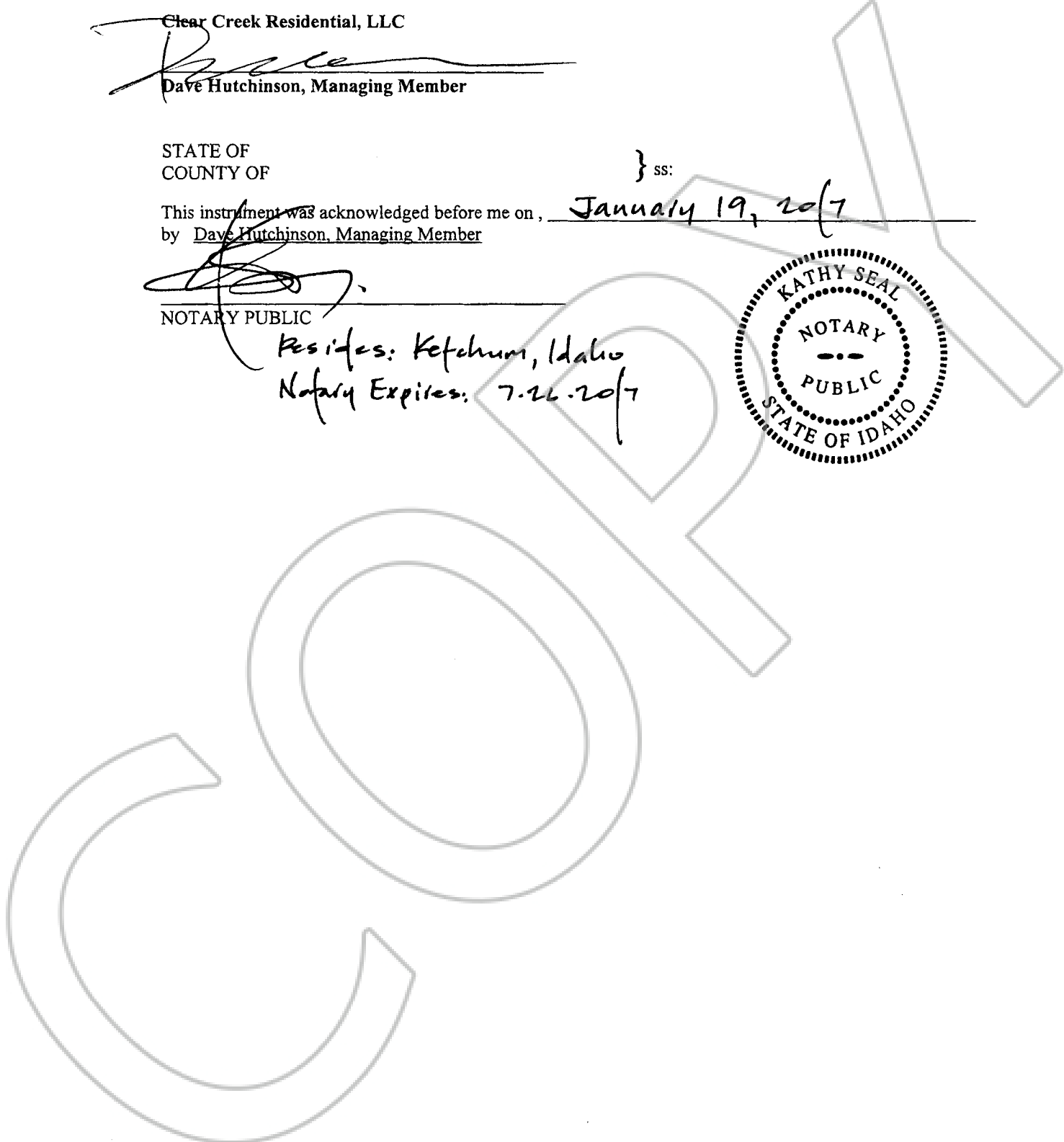
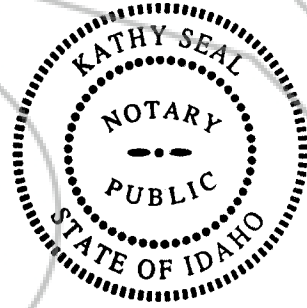
} ss:

This instrument was acknowledged before me on, January 19, 2017
by Dave Hutchinson, Managing Member

[Signature]

NOTARY PUBLIC

Resides: Ketchum, Idaho
Notary Expires: 7-26-2017



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1419-04-002-032
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$792,000.00
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due: \$792,000.00
\$3,088.80

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 %

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 that 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 Seller
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Clear Creek Residential, LLC
 Address: 199 Old Clear Creek Road
Carson City, NV 89705
 City, State, Zip

Print Name: Glenn A. Pearson, Trustee of The Pearson Family Trust dated September 16, 1998, and any amendments thereto
 Address: 78281 Deacon Dr. W.
La Quinta CA 92253
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1700125-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703