

DOUGLAS COUNTY, NV  
RPTT:\$2246.40 Rec:\$16.00  
\$2,262.40 Pgs=3  
TICOR TITLE - CARSON  
KAREN ELLISON, RECORDER

**2017-893854**

**01/27/2017 08:47 AM**

WHEN RECORDED MAIL TO:  
Brent E. Griggs and Mary S. Griggs  
29 Lucania Dr.  
Newport Coast, CA 92657

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 1700222-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.: 1419-04-002-048  
R.P.T.T. \$2,246.40

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 Brent E. Griggs and Mary S. Griggs, Trustees, or their successors in interest, of the Brent and Mary Griggs Family Trust dated September 6, 2016, and any amendments thereto

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

**PARCEL 1:**

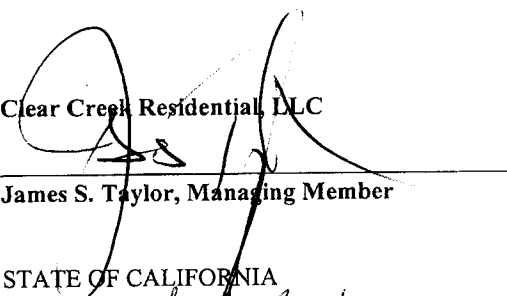
Lot 267 of CLEAR CREEK TAHOE – PHASE 1A & 1B, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 18, 2016, as File No. 2016-890939, Official Records.

**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

  
James S. Taylor, Managing Member

STATE OF CALIFORNIA  
COUNTY OF Santa Barbara

} ss:

This instrument was acknowledged before me on, 25 Jan 2017  
by James S. Taylor, Managing Member

see attached acknowledgment  
NOTARY PUBLIC

**COPY**

# ACKNOWLEDGMENT

"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

State of California  
County of Santa Barbara

On 25 Jan 2017 before me, L.W. Pereverziev, Notary Public  
(insert name and title of the officer)

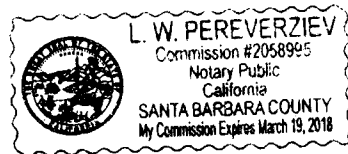
personally appeared James S. Taylor,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

L.W. Pereverziev, Notary Public  
Commission Number: 2058995  
Expiration: March 19, 2018



*Grant, Bargain, Sale Deed*

*Lot 267*

**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1419-04-002-048
- 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) \$576,000.00  
 \$ \_\_\_\_\_  
 Transfer Tax Value \$576,000.00  
 Real Property Transfer Tax Due: \$2,246.40

**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 \_\_\_\_\_ Capacity Klaes  
 Signature \_\_\_\_\_ Capacity Mary S. Griggs

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Clear Creek Residential, LLC, a Delaware Limited Liability Company</u>	Print Name: <u>Brent E. Griggs and Mary S. Griggs, Trustees, or their successors in interest, of the Brent and Mary Griggs Family Trust dated September 6, 2016, and any amendments thereto</u>
Address: <u>199 Old Clear Creek Road Carson City, NV 89705</u> City, State, Zip	Address: <u>29 Lucania Dr. Newport Coast, CA 92657</u> City, State, Zip
<b><u>COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)</u></b>	
Print Name: <u>Ticor Title of Nevada, Inc.</u>	Escrow #: <u>1700222-DKD</u>
Address: <u>307 W. Winnie Lane Suite #1</u>	
City, State, Zip: <u>Carson City, NV 89703</u>	