

DOUGLAS COUNTY, NV
RPTT:\$1170.00 Rec:\$15.00
\$1,185.00 Pgs=2 2017-894026
01/31/2017 10:54 AM
TICOR TITLE - CARSON
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Clark D. Hurst and Ellen T. Hurst
PO Box 21236
Bakersfield, CA 93390

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1700218-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.: 1419-04-002-028
R.P.T.T. \$1,170.00

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 Clark D. Hurst and Ellen T. Hurst, as Cotrustees of the Hurst Family Trust, dated October 7, 1999

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

PARCEL 1:

Lot 176 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 NEVADA
COUNTY OF CARSON CITY

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

} ss:

January 31, 2017


NOTARY PUBLIC


DANIELLE DeWITT
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 98-49585-2 - Expires December 5, 2018

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a) 1419-04-002-028
 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: \$299,700.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$299,700.00
 Real Property Transfer Tax Due: \$1,170.00

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 %

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 Seller/GRANTOR
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: <u>Clear Creek Residential, LLC, a Delaware Limited Liability Company</u>	Print Name: <u>Clark D. Hurst and Ellen T. Hurst, as Trustees of the Hurst Family Trust, dated October 7, 1999</u>
Address: <u>199 Old Clear Creek Road Carson City, NV 89705</u>	Address: <u>PO Box 21236 Bakersfield, CA 93390</u>
City, State, Zip	City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow #: 1700218-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703