

DOUGLAS COUNTY, NV
RPTT:\$1185.60 Rec:\$15.00
\$1,200.60 Pgs=2
TICOR TITLE - CARSON
KAREN ELLISON, RECORDER

2017-894609

02/10/2017 02:25 PM

WHEN RECORDED MAIL TO:
CH Clear Creek Residence LP
1111 West 11th Street
Austin, TX 78703-4915

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 1606798-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.: 1419-03-002-034
R.P.T.T. \$1,185.60

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 CH Clear Creek Residence LP, a Texas Limited Partnership

All that certain real property situate in the County of **Douglas**, State of Nevada, described as follows:

PARCEL 1:

Lot 236 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

By: James S. Taylor
Its: Managing Member

STATE OF NEVADA
COUNTY OF CARSON CITY

} ss:

January 6, 2017

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

[Handwritten Signature]

NOTARY PUBLIC

 DANIELLE DeWITT
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 08-49585-2 - Expires December 5, 2018



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) _____
- 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:

\$303,750.00 _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$303,750.00 _____
 Real Property Transfer Tax Due: **\$1,185.60** _____

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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 Buyer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Clear Creek Residential, LLC, a Delaware Limited Liability Company
 Address: 199 Old Clear Creek Road
Carson City, NV 89705
 City, State, Zip

Print Name: CH Clear Creek Residence LP
 Address: 1111 West 11th Street
Austin, TX 78703-4915
 City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1606798-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703