

DOUGLAS COUNTY, NV  
RPTT:\$2404.35 Rec:\$15.00  
\$2,419.35 Pgs=2  
TICOR TITLE - CARSON  
KAREN ELLISON, RECORDER

**2017-896062**

**03/17/2017 09:36 AM**

WHEN RECORDED MAIL TO:  
Adam Diamond and Kathy Savitt, Trustees of The  
Diamond/Savitt 2017 Trust  
853 La Honda Rd.  
Woodside, CA 94062

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 1700216-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.: 1419-03-002-009  
R.P.T.T. \$2,404.35

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 Adam Diamond and Kathy Savitt, Trustees of The Diamond/Savitt 2017 Trust,  
dated February 6, 2017

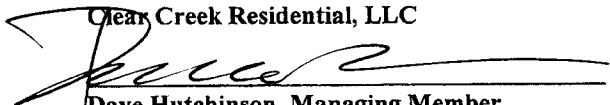
all that real property situated in the County of Douglas, State of Nevada, described as follows:

**PARCEL 1:**

Lot 204 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, as amended by Certificate of Amendment recorded January 23, 2017, as File No. 2017-  
893667.

**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.

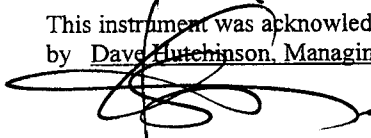
Clear Creek Residential, LLC  
  
Dave Hutchinson, Managing Member

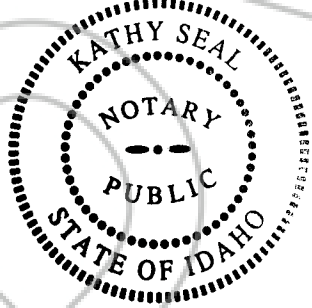
STATE OF NEVADA ~~Idaho~~  
COUNTY OF ~~Blaine~~

} ss:

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

March 13, 2017

  
\_\_\_\_\_  
NOTARY PUBLIC



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

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

- a) 1419-03-002-009
- 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) \$616,250.00  
 \$ \_\_\_\_\_  
 Transfer Tax Value \$616,250.00  
 Real Property Transfer Tax Due: \$2,404.35

**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: Trustee Mubey/GRANTOR  
 Signature: [Signature] Capacity: AGENT

<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(REQUIRED)	(REQUIRED)
Print Name: <u>Clear Creek Residential, LLC, a Delaware limited liability company</u>	Print Name: <u>Adam Diamond and Kathy Savitt, Trustees of The Diamond/Savitt 2017 Trust</u>
Address: <u>199 Old Clear Creek Road</u>	Address: <u>853 La Honda Rd.</u>
<u>Carson City, NV 89705</u>	<u>Woodside, CA 94062</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 #: 1700216-DKD  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703