

DOUGLAS COUNTY, NV  
RPTT:\$2371.20 Rec:\$15.00  
\$2,386.20 Pgs=2  
TICOR TITLE - CARSON  
KAREN ELLISON, RECORDER

**2017-898184**

**05/05/2017 10:13 AM**

WHEN RECORDED MAIL TO:  
Greg Karol  
Carrie Karol  
12817 PORTFINO STREET  
FORT WORTH, TX 76126

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 1700661-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.: 1419-10-001-017  
R.P.T.T. \$2,371.20

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 Greg Karol and Carrie Karol, husband and wife as joint tenants with right of survivorship

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

**PARCEL 1:**

Lot 12 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.

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: May 2, 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) 1419-10-001-017
- 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) \$607,750.00  
 \$ \_\_\_\_\_  
 Transfer Tax Value \$607,750.00  
 Real Property Transfer Tax Due: \$2,371.20

**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  
 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: Greg Karol and Carrie Kawi  
 Address: 12817 PORTFINO STREET  
FORT WORTH, TX 76126  
 City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1700661-DKD  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703