DOUGLAS COUNTY, NV

RPTT:\$1244.10 Rec:\$15.00 \$1,259.10 Pgs=2

2017-903232

08/28/2017 01:34 PM

TICOR TITLE CARSON CITY- 307 WEST WINNIE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO: Dale Ashlock Debra Holcomb 54 Lurline St

San Francisco, CA 94122

MAIL TAX STATEMENTS TO: Same as above

Escrow No. 1703852-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.: 1419-04-002-026

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$1,244.10

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 Dale P. Ashlock and Debra J. Holcomb, Trustees of The Dale P. Ashlock and Debra J. Holcomb Living Trust dated September 6, 2012

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

PARCEL 1:

Lot 178 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 Residentia, LLC James S. Taylor, Managing Member STATE OF NEVADA COUNTY OF CARSON CITY This instrument was acknowledged before me on , by <u>James S. Taylor, Managing Member</u> DANIELLE DeWITT Notary Public - State of Nevada Appointment Recorded in Washoe County No: 98-49585 2 - Expires December 5, 2018 **NOTARY PUBLIC**

STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assessor Parcel Number	r(s)	\ \			
a.	1419-04-002-026	****				
b.						
C.						
d.						
2.	Type of Property:					
ے. a.	Vacant Land	b. Single Fam	. Res. FOR RECORDERS OPTIONAL USE ONLY			
C.	☐ Condo/Twnhse	d. □ 2-4 Plex	Book Page			
e.	☐ Apt. Bldg	f. Comm'I/Ind				
g.	☐ Agricultural	h. Mobile Hom				
j. i.	Other	,				
1.			0.040.750.00			
3. a.	Total Value/Sales Price		\$ 318,750.00			
b.	Deed in Lieu of Foreclos	sure Only (value of pro	operty) \$			
C.	Transfer Tax Value		\$ 318,750.00			
d.	Real Property Transfer	Tax Due:	\$ _1,244.10			
4.	If Exemption Claimed		\			
	a. Transfer Tax Exer	nption, per NRS 375.0	90, Section			
	b. Explain Reason fo	r Exemption:				
5.	Partial Interest: Percen	tage being transferred	1: 100 %			
The L	ndoroignod declares and	l acknowledges unde	er penalty of perjury, pursuant to NRS 375,060 and NRS			
275 4	275 110 that the information provided is correct to the pest of their information and belief, and can be					
	وأحجم أفحية ومحمد بمسام بالماليات	faciliad waan ta ewhet	tantiate the information brovided nerein, ruillicitiivic, uic			
partie	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					
result	in a penalty of 10% of the	severally liable for any	additional amount owed.			
A STATE OF THE PERSON NAMED IN	V. V.	7. 4	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\			
Signa	ture	17/	Capacity			
Signa	ture /		Capacity			
/	-//-		DUMED (ODANITED INFORMATION			
	SELLER (GRANTOR) I		BUYER (GRANTEE) INFORMATION (REQUIRED)			
	(REQUIRE	· · · · · · · · · · · · · · · · · · ·	Print Name: Dale Ashlock and Debra Holcomb			
Print	Name: Clear Creek Resi	dential, LLC, a	Print Name: Dale Ashlock and Debia Holcomb			
Delaware Limited Liability Company			Address: 54 Lurline St			
Address: 199 Old Clear Creek Road			City: San Francisco			
City: Carson City			State: CA Zip: 94122			
State	: NV Zip: 89705	/ /	State. On Lip. 04122			
- 1	COMPANY/PERS	ON REQUESTING R	ECORDING (Required if not Seller or Buyer)			
Print	Name: Ticor Title of Nev	ada, Inc.	Escrow No.: 01703852-010-DKD			
	ess: 307 W. Winnie Lane					
Addre	355. 307 VV. VVIIII II C Land	ouite # i				

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

STATE OF NEVADA DECLARATION OF VALUE FORM

1.		Assessor Parcel Number(s)	\ \			
	a.	1419-04-002-026				
	b.					
	C.		_			
	d.					
2.		Type of Property:				
۷.	a.	▼ Vacant Land b. □ Single Fam. Re	s. FOR RECORDERS OPTIONAL USE ONLY			
	C.	☐ Condo/Twnhse d. ☐ 2-4 Plex	Book Page			
	e.	☐ Apt. Bldg f. ☐ Comm'l/Ind'l	Date of Recording:			
	g.	☐ Agricultural h. ☐ Mobile Home	Notes:			
	j. i.	Other				
	1.					
3	а.	Total Value/Sales Price of Property:	\$ 318,750.00			
	b.	Deed in Lieu of Foreclosure Only (value of proper				
	C.	Transfer Tax Value	\$ 318,750.00			
	d.	Real Property Transfer Tax Due:	\$ _1,244.10			
4.		If Exemption Claimed	\			
		a. Transfer Tax Exemption, per NRS 375.090,	Section			
		b. Explain Reason for Exemption:				
5.		Partial Interest: Percentage being transferred: 1	0 b %			
T	he u	indersigned declares and acknowledges, under p	enalty of perjury, pursuant to NRS 375,060 and NRS			
^.	7- 4	40 that the information provided is correct to t	he heet 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						
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						
re	JIU29	eller shall be jointly and severally/liable for any add	itional amount owed.			
	A STATE OF THE PARTY OF THE PAR	V V V V I I I I	Capacity Sellor			
/S	igna	ture	7			
S	igna	ture // //	Capacity			
1		TO THE PART OF THE	BUYER (GRANTEE) INFORMATION			
<i>r</i>		SELLER (GRANTOR) INFORMATION	(REQUIRED)			
_		(REQUIRED)	Print Name: Dale Ashlock and Debra Holcomb			
۲	rint	Name: Clear Creek Residential, LLC, a	Till Name. Bale Nombol and Debta North			
Delaware Limited Liability Company Address: 199 Old Clear Creek Road			Address: 54 Lurline St			
			City: San Francisco			
City: Carson City State: NV Zip: 89705			State: CA Zip: 94122			
	late					
	- 74	COMPANY/PERSON REQUESTING RECO	RDING (Required if not Seller or Buyer)			
Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01703852-010-DKD						
A	ddre	ess: 307 W. Winnie Lane Suite #1				
City, State, Zip: Carson City, NV 89703						

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED