

DOUGLAS COUNTY, NV **2017-906128**
RPTT:\$1421.55 Rec:\$35.00
\$1,456.55 Pgs=2 **10/26/2017 02:29 PM**
TICOR TITLE CARSON CITY- 307 WEST WINNIE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Michael E Masterson Jr.
2240 Bay St. #303
San Francisco, CA 94123

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1703257-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.: 1419-10-001-019
R.P.T.T. \$1,421.55

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 Michael E Masterson Jr., A Single Man

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

PARCEL 1:

Lot 14 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.

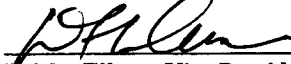
PARCEL 2:

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

By: CH-B Clear Creek, LLC, its Manager



Leisha Ethert, Vice President

David N. Arnow

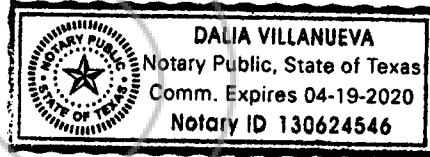
STATE OF ~~NEVADA~~ TEXAS
COUNTY OF ~~CARSON CITY~~ TRAVIS

} ss:

This instrument was acknowledged before me on, OCTOBER 25TH, 2017
by ~~Dave Hutchinson, Managing Member~~ DAVID ARNOW, VICE PRESIDENT.



NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1419-10-001-019
 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. a. Total Value/Sales Price of Property: \$ 364,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 364,500.00
 d. Real Property Transfer Tax Due: \$ 1,421.55

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: 100

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 [Signature] Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Clear Creek Residential, LLC, a Delaware Limited Liability Company
 Address: 199 Old Clear Creek Road
 City: Carson City
 State: NV Zip: 89705

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Michael E Masterson Jr.
 Address: 2240 Bay St. #303
 City: San Francisco
 State: CA Zip: 94123

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01703257-010-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED