

DOUGLAS COUNTY, NV **2017-906570**
RPTT:\$1092.00 Rec:\$35.00
\$1,127.00 Pgs=2 11/06/2017 01:47 PM
TICOR TITLE CARSON CITY- 307 WEST WINNIE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Next Generation Capital, LLC, a Nevada Limited
Liability Company
510 J Street, #140
Sacramento, CA 95814

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1703636-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.: 1419-03-002-056
R.P.T.T. \$1,092.00

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 Next Generation Capital, LLC, a Nevada Limited Liability Company

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

PARCEL 1:

Lot 303 as shown on the official plat of CLEAR CREEK TAHOE — UNIT 2, according to the Map thereof
filed in the office of the County Recorder of Douglas County, State of Nevada on September 26, 2017, as
File No. 2017-904626, Official Records.

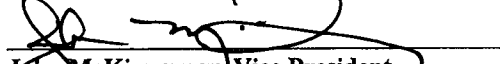
PARCEL 2:

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: CH-B Clear Creek, LLC, its Manager



John McKinerney, Vice President

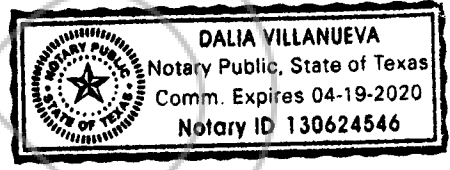
TEXAS
STATE OF ~~NEVADA~~
COUNTY OF TRAVIS

} ss:

This instrument was acknowledged before me on, NOVEMBER 3RD, 2017
by John McKinerney, Vice President



NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1419-03-002-056
 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: \$ 280,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 280,000.00
 d. Real Property Transfer Tax Due: \$ 1,092.00

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 SELLER
 Signature _____ Capacity _____

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

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Next Generation Capital, LLC, a
Nevada Limited Liability Company
 Address: 1510 J Street #140
 City: Sacramento
 State: CA Zip: 95814

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01703636-010-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