

DOUGLAS COUNTY, NV **2018-915279**
RPTT:\$1306.50 Rec:\$35.00
\$1,341.50 Pgs=3 06/11/2018 08:46 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1419-04-002-023

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY, LLC
212 ELKS POINT RD, STE 445
P.O. BOX 10297
ZEPHYR COVE, NV 89448

MAIL RECORDABLE DOCS AND
TAX STATEMENTS TO:
BROOKS MANCINI, JR. AND KERSTIN
MANCINI, TRUSTEES OF THE MANCINI
2009 LIVING TRUST DATED OCTOBER
28, 2009
KERSTIN AND BROOKS
65 BANGOR COURT
SAN RAMON, CA 94582

ESCROW NO: 11000139-ZCT

RPTT \$1,306.50

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:

Brooks Mancini, Jr. and Kerstin Mancini, Trustees of The Mancini 2009 Living Trust dated October 28, 2009

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

See Exhibit A attached hereto and made a part hereof.

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
It's Manager




JEV By: ~~Leisha Ehler~~, Vice President
David Arnow

STATE OF TEXAS } ss:
COUNTY OF TRAVIS

This instrument was acknowledged before me on MAY 24TH, 2018.

by DAVID ARNOW

 (seal)
Notary Public

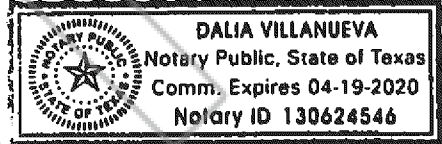
**DALIA VILLANUEVA**
Notary Public, State of Texas
Comm. Expires 04-19-2020
Notary ID 130624546

Exhibit A

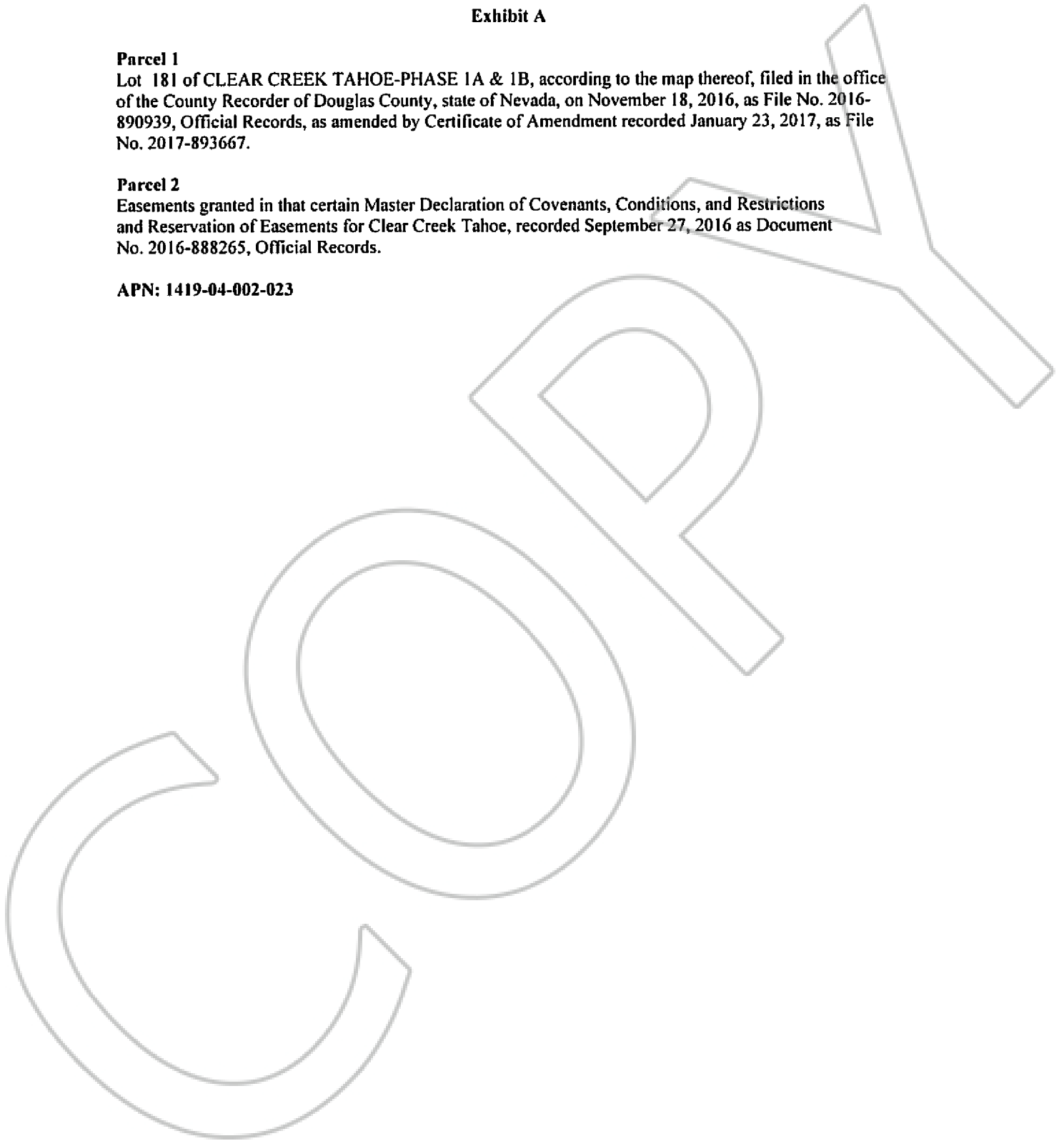
Parcel 1

Lot 181 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.

APN: 1419-04-002-023



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-04-002-023
- 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
- Other

| | |
|---|-------------|
| FOR RECORDER'S OPTIONAL USE ONLY | |
| Book: _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

3. Total Value/Sales Price of Property:

\$335,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value \$335,000.00

Real Property Transfer Tax Due: \$1,306.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

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: Wesley Elert, Vice President Capacity: Grantor

Signature: [Signature] Capacity: Agent

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Clear Creek Residential, LLC a Delaware Limited Liability Company

Print Name: Brooks Mancini, Jr. and Kerstin Mancini, Trustees of The Mancini 2009 Living Trust dated October 28, 2009

Address: 199 Old Clear Creek Road Clear Creek, NV 89705

Address: 65 Bangor Court San Ramon, CA 94582

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Signature Title Company LLC Escrow #: 11000139-ZCT

Address: 212 Elks Point Road, Suite 445, PO Box 10297 Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED