

DOUGLAS COUNTY, NV

2018-917414

RPTT:\$897.00 Rec:\$35.00

\$932.00 Pgs=3

07/30/2018 02:01 PM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

APN: 1419-03-002-091

**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:
ANTHONY A. SABATELLA AND
GABRIELLE S. SABATELLA, CO-
TRUSTEES OF THE SABATELLA
FAMILY TRUST OF 2013 UNDER
DECLARATION OF TRUST DATED MAY
8, 2013**

RPTT \$897.00

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:

Anthony A. Sabatella and Gabrielle S. Sabatella, Co-Trustees of The Sabatella Family Trust of 2013 Under Declaration of Trust dated May 8, 2013

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

DCV


By: ~~Leisha Ehlert~~, Vice President
DAVID ARNOW

STATE OF ~~NEVADA~~ ^{TEXAS} 
COUNTY OF TRAVIS

} ss:

This instrument was acknowledged before me on JULY 9TH, 2018

by DAVID ARNOW


Notary Public (seal)


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

Exhibit A

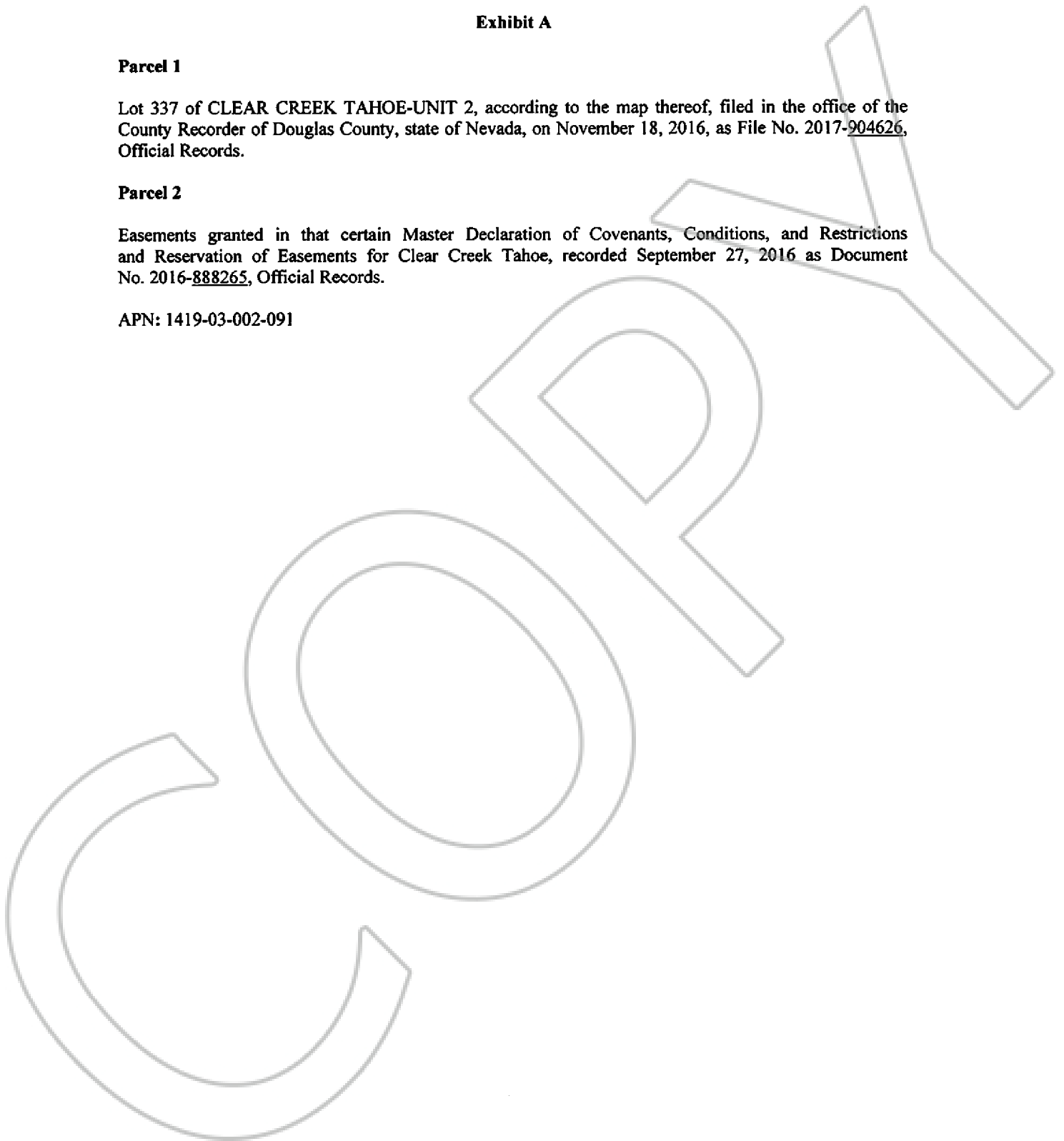
Parcel 1

Lot 337 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 November 18, 2016, 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.

APN: 1419-03-002-091



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-03-002-091
- 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:

\$230,000.00

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

Transfer Tax Value \$230,000.00

Real Property Transfer Tax Due: \$897.00

4. If Exemption Claimed

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

5. Partial Interest: Percentage being transferred: _____ %

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 Grantee

SELLER (GRANTOR) INFORMATION
(Required)

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

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

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Anthony A. Sabatella and Gabrielle S. Sabatella, Co-Trustees of The Sabatella Family Trust of 2013 Under Declaration of Trust dated May 8, 2013

Address: 11686 Moon Shadow Ck
Truckee, CA 96161

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

Print Name: Signature Title Company LLC Escrow #: 11000120-ZCT
Address: 212 Elks Point Road, Suite 445, PO Box 10297
Zephyr Cove, NV 89448