

DOUGLAS COUNTY, NV **2018-918273**  
RPTT:\$2464.80 Rec:\$35.00  
\$2,499.80 Pgs=3 08/20/2018 12:27 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1419-04-002-035

**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:  
FRANK BENSON  
MARY BENSON  
42415 GRONLUND CT  
TEMECULA, CA 92592**

ESCROW NO: 11000214-ZCT

RPTT \$2,464.80

**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:

**Frank Benson and Mary Benson, Husband and Wife as Community Property**


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

By: Leisha Ehler, Vice President

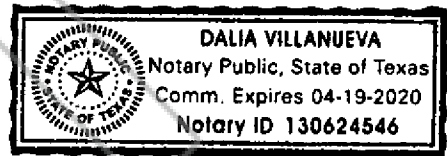
TEXAS   
STATE OF NEVADA  
COUNTY OF TRAVIS

} ss:

This instrument was acknowledged before me on JULY 2ND, 2018

by LEISHA EHLERT

  
Notary Public (seal)



**Exhibit A**

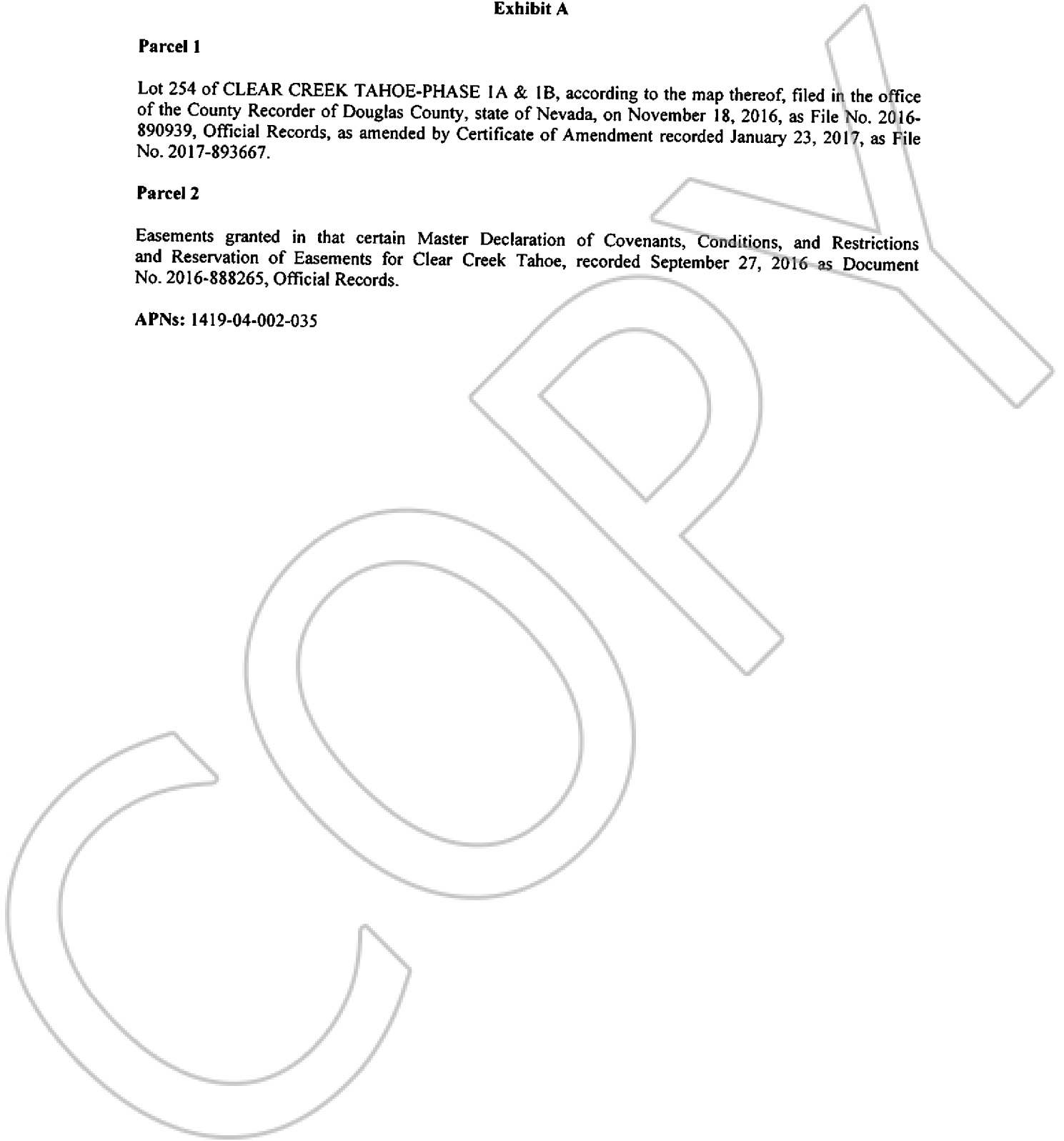
**Parcel 1**

Lot 254 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.

APNs: 1419-04-002-035



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1419-04-002-035
- 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

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

\$632,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value \$632,000.00

Real Property Transfer Tax Due: \$2,464.80

**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 \_\_\_\_\_ 53FC38C30EC1407 Capacity Grantor

Signature *[Signature]* Capacity ~~Grantee~~ Agent

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(Required)**

**(Required)**

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

Print Name: Frank Benson

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

Address: 42415 Gronlund Ct Temecula, CA 92592

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

Print Name: Signature Title Company LLC Escrow #: 11000214-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**