

APN: 1419-10-001-022

**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:
50 ASTER CT
KIRKWOOD CA 95646**

ESCROW NO: 11000494-JML

RPTT \$3,237.00

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:

Richard Kettles and JoNel Mundt Husband and Wife as Community Property with right of survivorship

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: Leisha Ehler, Authorized Representative

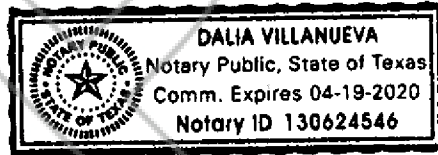
TEXAS
STATE OF NEVADA
COUNTY OF TRAVIS

} ss:

This instrument was acknowledged before me on NOVEMBER 19TH 2018

by LEISHA EHLERT

[Signature] (seal)
Notary Public



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1

LOT 17-A 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, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915417, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915418. The following describes a parcel of land situate within a portion of the South One-half of the Northwest One-Quarter (SW 1/2 NW 1/4) of Section Ten (10), Township Fourteen (14) North, Range Nineteen (19) East, Mount Diablo Meridian, Douglas County, Nevada:

BEGINNING at the Southeast Comer of Lot 17 as shown on "Clear Creek Tahoe-Phase IA & 18", Document No. 2016-890939 recorded November 18, 2016 in the official records-Of Douglas County, Nevada, marked by a 5/8" rebar with plastic cap stamped "PLS 17044"; THENCE, along the southerly line of said Lot 17, South 89°12'38" West, 359.72 feet; THENCE, North 00°47'22" West, 55.00 feet to a point of tangent curve to the left having a radius of 55.00 feet; THENCE, northerly along the arc of said curve, through a central angle of 30°16'33", a distance of 29.06 feet to a point of reverse curve to the right having a radius of 25.00 feet and central angle of 45°42'07"; THENCE, northerly along the arc of said curve, a distance of 19.94 feet to a going of reverse curve to the left having a radius of 222.50 feet and a central angle of 38°58'39"; THENCE, northerly along the arc of said curve, a distance of 151.36 feet to a point on the northerly line of said Lot 17; THENCE, along said northerly line, South 59°26'25" East, 159.21 feet THENCE, continuing along said northerly line, South 86° 1' 0" 1" East, 92.00 feet; THENCE, departing said northerly line, South 72°20'09" East, 120.35 feet; THENCE, South 58°10'07" East, 45.62 feet to a point on the easterly line of said Lot 17; THENCE, along said easterly line, South 00°47'22" East, 97.14 feet to the POINT OF BEGINNING.

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. And Amendments thereto recorded as document numbers 890755, 902099 and 916465.

The above description is set forth in Document recorded December 14, 2018, as Instrument No. 2018-923627, Official Records

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-10-001-022
- 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:

~~859,750.00~~ 829,750.00

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

Transfer Tax Value

~~859,750.00~~ 829,750.00

Real Property Transfer Tax Due:

~~33,354.00~~ 3,237.00

4. If Exemption Claimed

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

5. Partial Interest: Percentage being transferred: 0%

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: Grantor

Signature: [Signature] Capacity: Grantee Agent

SELLER (GRANTOR) INFORMATION
(Required)

BUYER (GRANTEE) INFORMATION
(Required)

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

Address: 199 Old Clear Creek Rd
Carson City, NV 89705

Print Name: Richard Kettles

Address: 50 Aster Court
Kirkwood, CA 95646

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

Print Name: Signature Title Company LLC Escrow #: 11000494-JML

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED