

IAPN(s): 1419-04-002-065; 1419-03-002-073;
1419-03-002-074; 1419-03-002-052;
1419-03-002-112; 1419-04-001-010;
and 1419-03-001-007

**RECORDING REQUESTED BY,
AND WHEN RECORDED, MAIL TO:**
Clear Creek Tahoe Community Association
199 Old Clear Creek Road
Carson City, Nevada 89705

MAIL TAX STATEMENTS TO:
Clear Creek Tahoe Community Association
199 Old Clear Creek Road
Carson City, Nevada 89705

The undersigned hereby affirm(s) that this document,
including any exhibits, submitted for recording does
not contain the social security number of any person
or persons. (Per NRS 239B.030)

DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Clear Creek Residential, LLC, a Delaware limited liability company ("Grantor"), does hereby grant, transfer and convey to Clear Creek Tahoe Community Association, a Nevada nonprofit corporation, as "Grantee", whose address is 199 Old Clear Creek Road, Carson City, Nevada 89705, the real property in the County of Douglas, State of Nevada (hereinafter referred to as the "Property") described in **Exhibit "A"** attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof;

SUBJECT, HOWEVER, TO all covenants, conditions, restrictions, reservations, rights-of-way and easements recorded against the Property prior to this Deed, and all other matters of record or apparent.

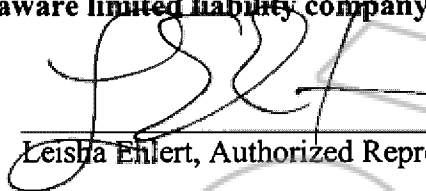
[SIGNATURE PAGE FOLLOWS]

Dated as of December 31, 2018.

Grantor:

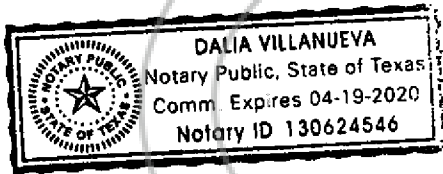
**Clear Creek Residential, LLC,
a Delaware limited liability company**


By:


Leisha Ehlert, Authorized Representative

STATE OF TEXAS)
)ss.
COUNTY OF TRAVIS)

This instrument was acknowledged before me on December 31, 2018, by Leisha Ehlert as Authorized Representative of Clear Creek Residential, LLC, a Delaware limited liability company.




Notary Public
My Commission Expires: 04.19.2020

**Exhibit "A" to
Grant, Bargain and Sale Deed**

Legal Description

All that land located in Douglas County, Nevada, more particularly described as follows:

PARCEL 1:

PARCEL D as shown on that Final Map of Clear Creek Tahoe – Phase 1A & 1B, recorded November 18, 2016, as File No. 2016-890939, in the official records of Douglas County, Nevada;

PARCEL 2:

PARCELS A, B, C, and E as shown on that Final Map of Clear Creek Tahoe – Unit 2, recorded September 26, 2017, as File No. 2017-904626, in the official records of Douglas County, Nevada.

PARCEL 3:

Being a parcel of land situate within portions of the West One-Half of the Northwest One-Quarter (NW 1/4), of Section 3 (Sec. 3), Township Fourteen North (T.14N.), Range Nineteen East (R.19E.), Mount Diablo Meridian (MDM), County of Douglas, State of Nevada, being more particularly described as follows.

BEGINNING at the most South Corner (S Cor) of Parcel 5 as shown on said ROS/BLA 725936 coincident with a point on the Westerly right-of-way of Golf Club Drive as shown on said FM 890939 and the Easterly line of Parcel 1 of said ROS/BLA 725936 also being the beginning of a non-tangent curve to the right from which the radius point bears North 12°31'19" West, a radial distance of 200.00 feet;

Thence departing said S Cor and said Westerly right-of-way and along the Westerly line of said Parcel 5 coincident with the Easterly line of said Parcel 1, Northerly along the arc of said curve, through a central angle of 134°44'09", a distance of 470.32 feet to the Southeast Corner (SE Cor) of Parcel 6 of said ROS/BLA 725936;

Thence departing said SE Cor and along the Southeasterly line of said Parcel 6 continuing along said curve and said course 93.63 feet through a central angle of 26°49'21" to the Northerly Southeast Corner (N'ly SE Cor) of said Parcel 6;

Thence departing said N'ly SE Cor and the Southeasterly line of said Parcel 6 and continuing along said curve and the Northerly line of said Parcel 5, Easterly, a distance of 210.32 feet through a central angle of 60°15'12" to a point of reverse curve to the left having a radius of 100.00 feet and a central angle of 30°08'50";

Thence Easterly along the arc of said curve, a distance of 52.62 feet;

Thence continuing along said Northerly line North 89°08'32" East, a distance of 111.90 feet to a point of curve to the right having a radius of 175.00 feet and a central angle of 91°42'33";

Thence Southeasterly along the arc of said curve a distance of 280.11 feet;

Thence South 00°51'05" West, a distance of 16.66 feet to the beginning of a non-tangent curve to the left of which the radius point lies North 31°47'37" East, a radial distance of 28.50 feet;

Thence Easterly along the arc, through a central angle of 24°03'56", a distance of 11.97 feet to the Northerly right-of-way of said Golf Club Drive;

Thence departing said Northerly right-of-way, North 82°16'19" West, a distance of 69.66 feet to a point of curve to the left having a radius of 332.50 feet and a central angle of 06°16'48";

Thence Westerly along the arc of said curve a distance of 36.44 feet to said Northerly right-of-way and to a point of reverse curve to the right having a radius of 91.50 feet and a central angle of 19°22'28";

Thence along said right-of-way coincident with the Southerly line of said Parcel 5 the following six (6) courses;

1. Westerly along the arc of said curve, a distance of 30.94 feet to a point of reverse curve to the left having a radius of 108.50 feet and a central angle of 35°07'11";
2. Westerly along the arc of said curve, a distance of 66.51 feet to a point of compound curve to the left having a radius of 353.00 feet and a central angle of 17°52'07";
3. Southwesterly along the arc of said curve, a distance of 110.09 feet to a point of compound curve to the left having a radius of 108.50 feet and a central angle of 35°07'11";
4. Southwesterly along the arc of said curve, a distance of 66.51 feet to a point of reverse curve to the right having a radius of 91.50 feet and a central angle of 19°22'28";
5. Southwesterly along the arc of said curve, a distance of 30.94 feet to a point of reverse curve to the left having a radius of 332.50 feet and a central angle of 13°21'56";
6. Southwesterly along the arc of said curve, a distance of 77.56 feet to the **POINT OF BEGINNING**.

Containing 3.64 acres, more or less.

PARCEL 4:

Parcel 6 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Clear Creek Ranch, L.L.C., filed in the office of the County Recorder of Douglas County, State of Nevada on June 27, 2008, in Book 608, Page 7354, as File No. 725936 of Official Records, being more particularly described as follows:

A parcel of land situate in Sections 3 and 4, Township 14 North, Range 19 East, MDM, Douglas County, Nevada and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 3;
Thence North $02^{\circ}01'40''$ East a distance of 4168.23 feet to the POINT OF BEGINNING;
Thence North $57^{\circ}47'11''$ West a distance of 5.35 feet;
Thence along the arc of a curve to the left having a radius of 230.00 feet, a central angle of $66^{\circ}13'03''$, a distance of 265.81 feet;
Thence along the arc of a reverse curve to the right having a radius of 191.85 feet, a central angle of $90^{\circ}10'10''$, a distance of 301.92 feet;
Thence North $07^{\circ}31'50''$ East a distance of 169.98 feet;
Thence North $89^{\circ}21'41''$ East a distance of 272.37 feet;
Thence along the arc of a curve to the left having a radius of 100.00 feet, a central angle of $57^{\circ}32'59''$, a distance of 100.44 feet;
Thence North $31^{\circ}48'42''$ East a distance of 112.59 feet;
Thence South $88^{\circ}40'41''$ East a distance of 130.03 feet;
Thence South $04^{\circ}00'45''$ East a distance of 298.51 feet;
Thence along the arc of a non tangent curve to the left having a tangent bearing of South $59^{\circ}02'10''$ West, a radius of 200.00 feet, a central angle of $26^{\circ}49'21''$, a distance of 93.63 feet to the POINT OF BEGINNING.

APN 1419-04-000-020

Document No. 725935 is provided pursuant to the requirements of NRS 111.312.

* * * * *

**This document is being recorded
as an accommodation only
by Signature Title Company, LLC**

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-04-002-065, 1419-03-002-073 _____
- b) 1419-03-002-112, 1419-04-001-010 _____
- c) 1419-03-001-007, 1419-03-002-074
- d) 1419-03-002-052

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:

\$ _____

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

Transfer Tax Value \$ _____

Real Property Transfer Tax Due: \$ **0.00**

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section 3
- b. Explain Reason for Exemption: required transfer of common area to HOA

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 _____ Capacity Grantor

Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Clear Creek Residential LLC

Print Name: Clear Creek Tahoe Community Assoc.

Address: 199 Old Clear Creek Road

Address: 199 Old Clear Creek Road

Carson City NV 89705

Carson City NV 89705

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

Print Name: Signature Title Company LLC Escrow #: ACCOM-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