

DOUGLAS COUNTY, NV **2019-934078**  
RPTT:\$2373.15 Rec:\$35.00  
\$2,408.15 Pgs=3 08/21/2019 01:00 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1419-04-002-015

**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:  
MANJANUTH VADMAL  
20264 JUBILEE WAY  
PORTER RANCH, CA 91326**

ESCROW NO: 11000713-JML

RPTT \$ 2,373.<sup>15</sup>

**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:

**Manjunath S. Vadmal and Veena M. Vadmal Trustees of the Manjunath and Veena Vadmal Trust dated January 18, 2016**

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 Ehlert, Authorized Representative

TEXAS  
STATE OF ~~NEVADA~~  
COUNTY OF TRAVIS

} ss:

This instrument was acknowledged before me on JULY 25<sup>TH</sup>, 2019

by LEISHA EHLERT

[Signature] (seal)  
Notary Public

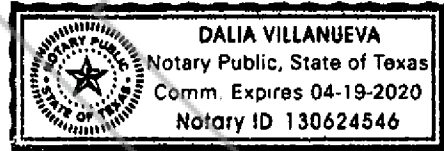


Exhibit A

Parcel 1

Lot 189 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.

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.

APN: 1419-04-002-015

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1419-04-002-015
- 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:**

\$608,375.00

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

Transfer Tax Value \$608,375.00

Real Property Transfer Tax Due: \$ 2,373.15

**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 \_\_\_\_\_ DocuSigned by: \_\_\_\_\_ Capacity Grantor

Signature Manjunath S Vadmal, Trustee Capacity Grantee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(Required)**

**(Required)**

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

Print Name: Manjunath S. Vadmal and Veena M. Vadmal Trustees of the Manjunath and Veena Vadmal Trust dated January 18, 2016

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

Address: 20264 Jubilee Way  
Porter Ranch, CA 91326

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

Print Name: Signature Title Company LLC Escrow #: 11000713-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**