

DOUGLAS COUNTY, NV **2019-934457**
RPTT:\$9855.30 Rec:\$35.00
\$9,890.30 Pgs=3 08/29/2019 10:55 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1419-03-002-058

**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:
THE LYONS TRUST DATED 11/23/15
160 WILLIAMSBURG WAY
WESTLAKE VILLAGE, CA 91361**

ESCROW NO: 11000660-JML

RPTT \$9,855.30

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Cottage View, LLC a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Matt D. Lyons and Melanie H. Lyons Trustees of The Lyons Trust dated 11/23/15

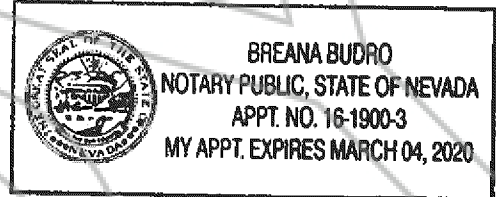
all that real property situated in the City of Carson City, County of Douglas, State of Nevada, described as follows:

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.

Cottage View LLC, a Nevada Limited Liability Company


By: Leo A. Hanly, President of
Santa Ynez Valley Construction Co, Manager



STATE OF NEVADA
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on August 27, 2019

by Leo A. Hanly

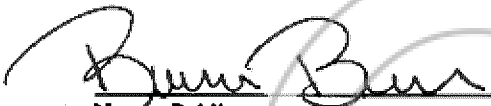

Notary Public (seal)

Exhibit A

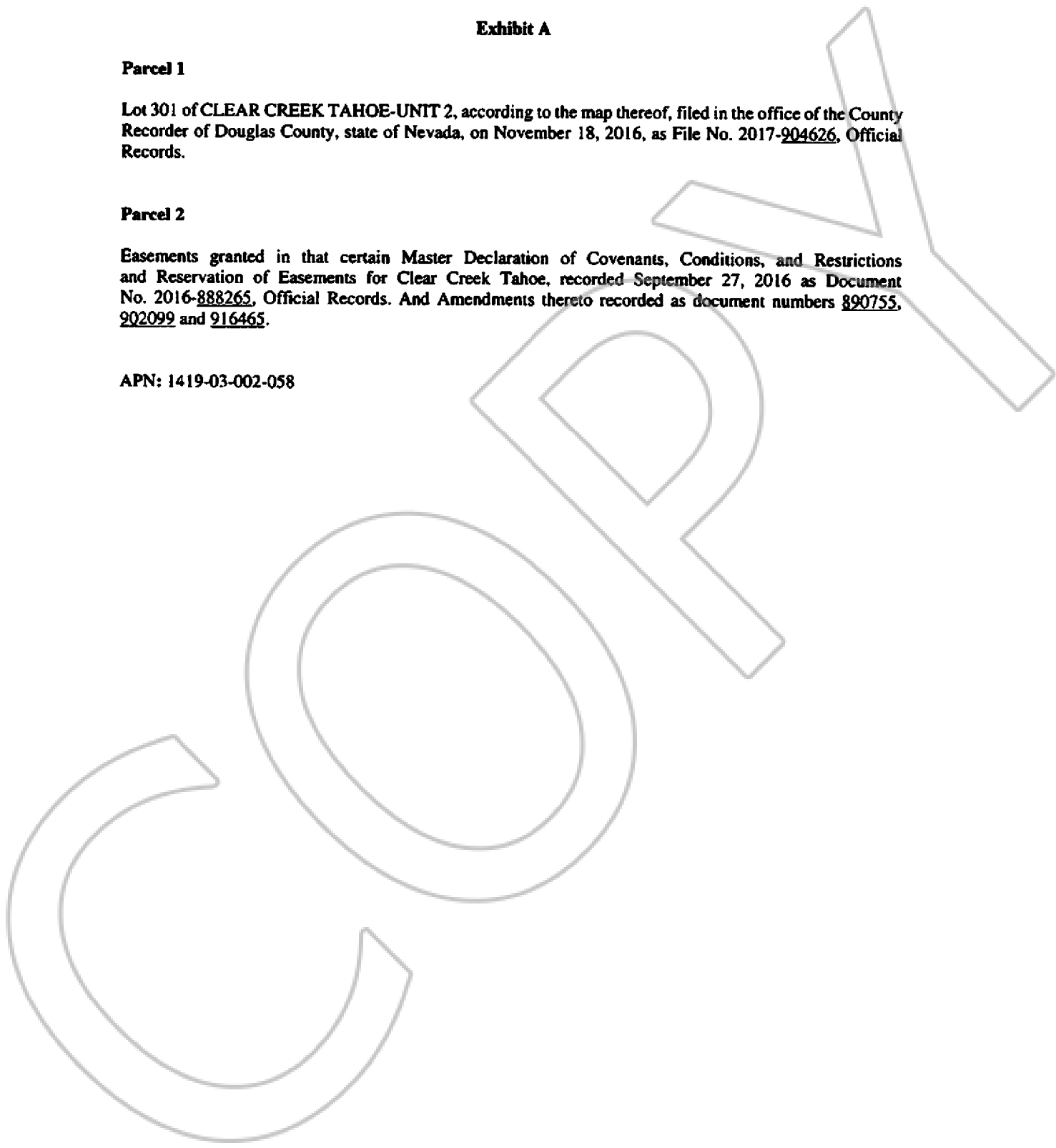
Parcel 1

Lot 301 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. And Amendments thereto recorded as document numbers 890755, 902099 and 916465.

APN: 1419-03-002-058



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-03-002-058
- 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:

\$2,527,000.00

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

Transfer Tax Value \$2,527,000.00

Real Property Transfer Tax Due: \$9,855.30

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.

X Signature _____ Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Cottage View, LLC a Nevada Limited Liability Company

Print Name: Matt D. Lyons and Melanie H. Lyons Trustees of The Lyons Trust dated 11/23/15

Address: PO Box 489
Minden, NV 89423

Address: 160 Williamsburg Way
Westlake Village, CA 91361

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

Print Name: Signature Title Company LLC Escrow #: 11000660-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