

DOUGLAS COUNTY, NV **2019-938367**
RPTT:\$1443.00 Rec:\$35.00
\$1,478.00 Pgs=3 11/18/2019 11:19 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1419-03-002-089

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:
JOHN JAURAGUY
436 EAST MAIN ST
TURLOCK, CA 95380

ESCROW NO: 11000797-JML

RPTT \$ 1,443.⁰⁰

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **John R. Hammett and Carol W Hammett husband and wife as joint tenants with right of survivorship**

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

John E Jaureguy and Sharon M Jaureguy, Trustees of the Jaureguy 2004 Trust

all that real property situated in the City of Carson, County of Douglas County, 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.

John R. Hammett
John R. Hammett

Carol W. Hammett
Carol W. Hammett

STATE OF ~~NEVADA~~ Minnesota } ss:
COUNTY OF Carver

This instrument was acknowledged before me on November 9th, 2019.

by John Hammett + Carol Hammett

Nate Mittag (seal)
Notary Public

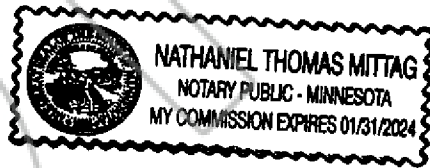


Exhibit A

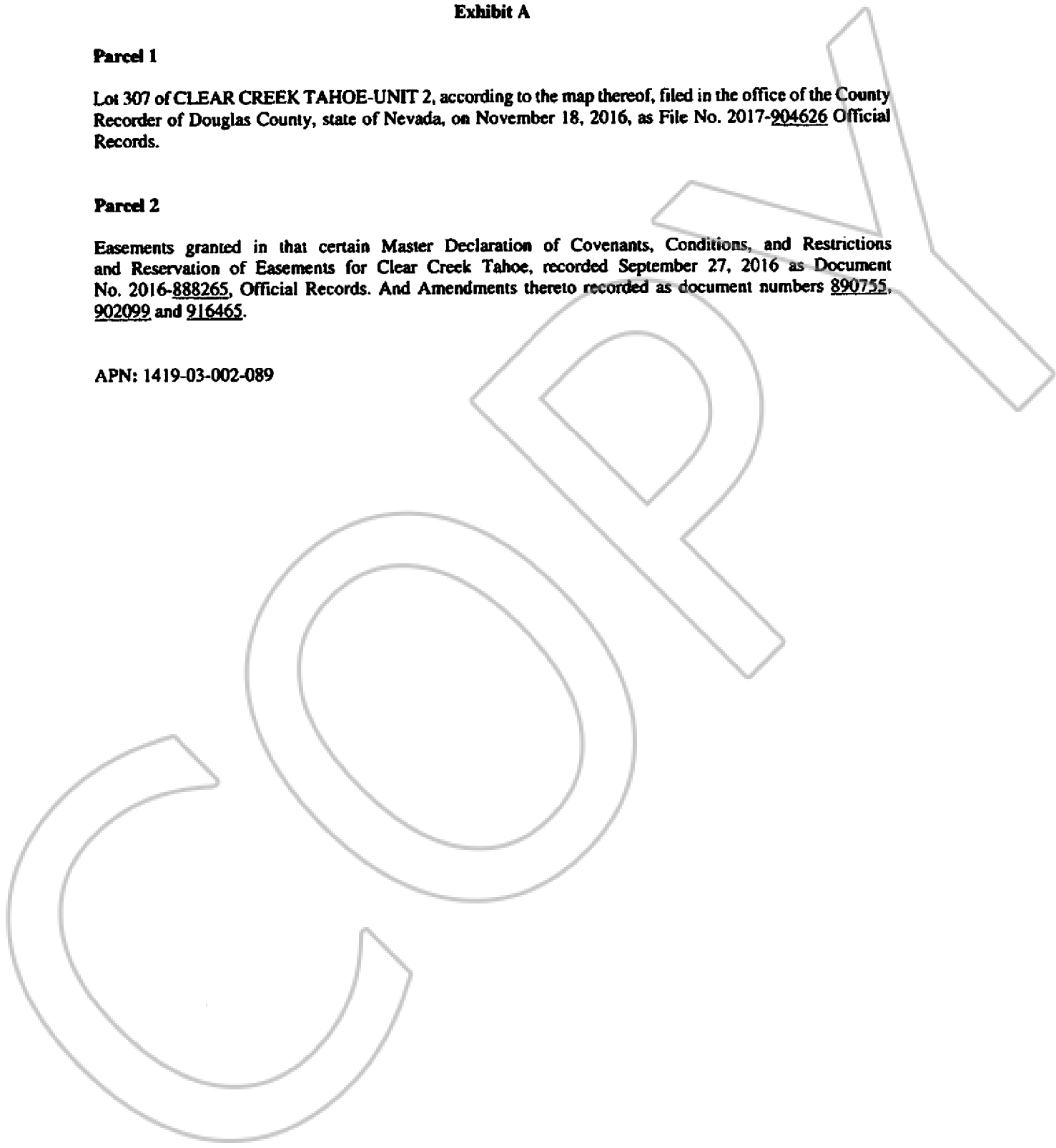
Parcel 1

Lot 307 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: 1419-03-002-089



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1419-03-002-089
- 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:

\$370,000.00

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

Transfer Tax Value \$370,000.00

Real Property Transfer Tax Due: \$1,443.00

4. If Exemption Claimed

a. Transfer Tax Exemption, per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: John R. Hammett Capacity: Grantor

Signature: _____ Capacity: Grantee Agent

SELLER (GRANTOR) INFORMATION
(Required)

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: John R. Hammett

Print Name: John Jaureguy

Address: 8752 Lake Riley Drive
Chanhassen, MN 55317

Address: 1030 Sierra Drive
Turlock, CA 95380

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

Print Name: Signature Title Company LLC Escrow #: 11000797-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