DOUGLAS COUNTY, NV

RPTT:\$2529.15 Rec:\$40.00

2020-942823

\$2,569.15 Pgs=3

02/27/2020 12:06 PM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

APN: 1419-03-002-043

RECORDING REQUESTED BY: SIGNATURE TITLE COMPANY LLC 212 ELKS POINT ROAD, SUITE 445, PO BOX 10297 ZEPHYR COVE, NV 89448

MAIL RECORDABLE DOCS AND Tax Statements to: Mark and Peggy McKinnon 14151 Glowing Amber Court Reno, NV 89511

ESCROW NO: 11000874-JML

RPTT \$2,529.15

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITHESSETH: 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:

Mark D McKinnon and Peggy R McKinnon Trustees of the McKinnon Family Trust dated December 13, 2000 and as amended and restated June 19, 2014

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 Leista Ehlert, Authorization Representative	
STATE OF NEVADA ss:	
This instrument was acknowledged before me on February Leisha Ewert	ory 11th 2020
Hannah Policiesto	HANNAH P SMITH Notary ID #132238835 My Commission Expires November 5, 2023

NyCobasd

EXHIBIT A

Legal Description

Parcel 1

Lot 202 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: 1419-03-002-043



STATE OF NEVADA DECLARATION OF VALUE FORM

	Assessor Parcel Numb	Dei (3)						\
8 .	1419-03-002-043			pomono vogo.			1	\
b.	wyddiadann warann manann manann day nama gan hann yn ddiadair ddiadair ddiadair ddiadair ddiadair ddiadair ddi	84499884	an transmission of the second	Pelaleoloi			\	\
c. d.		eneneliken hilikeran enenkisaren enanazaran errik	-mp - rinning action in the property of the control	9*99***#\$			1	. \
	T (D 4							\ \
2.	Type of Property: x Vacant Land	b. 🗅	Single Fam. Res.	EOD	DECOR	NEDS OF	TIONA	LICE ONLY
a. c.	☐ Condo/Twnhse	d. □	2-4 Plex	Book	100	JERS OF	Page	L USE ONLY
е,	☐ Apt. Bldg	f. 🗆	Comm'l/Ind'l		of Recor	dina:		y-,
g.	☐ Agricultural	h. 🗆	Mobile Home	Note			Name and Address of the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, where the Owner, which is the Ow	
i.	Other							
3. a.	Total Value/Sales Price	e of Proper	to:	\$ 1	548,250.0	in		
о. д . b.	Deed in Lieu of Foreck	-		5		\		
C.	Transfer Tax Value	,	(111100 01 2110011)	- APP	648,250.0	e \		//
d.	Real Property Transfer	r Tax Due:	_//		2,529.15	2010/01/00/01/04/04/04/04/04/04/04/04/04/04/04/04/04/	h-hdi	
4.	If Exemption Claimed		/ /	\)			11 100 11 10 100 1
•••	-	_	r NRS 375.090, Se	ction		_/		
	b. Explain Reason f		76.	1	_/_	7		
				\ \	/ /	/		
		and the second s						
5. The un	Partial Interest: Perce dersigned declares and	acknowle	dges, under penalt	% y of perjun	/, pursual	nt to NRS	375.00 nd can b	60 and NRS
The un 375.110 by docu that dis of 10% jointly a	dersigned declares and 0, that the information pro umentation if called upon allowance of any claime of the tax due plus intered and severally liable for an	acknowle rovided is c n to substa d exemption rest at 1%	dges, under penalt orrect to the best of ntiate the information, or other determine per month. Pursua	y of perjury i their inform on provided nation of ad ant to NRS	nation and herein. F ditional ta 375.030,	belief, a urthermo x due, ma the Buye	nd can t re, the p ay resul	pe supported parties agree tin a penalty
The un 375.110 by docu that dis of 10% ointly a	dersigned declares and the control of that the information of the tax due plus interested and severally liable for a ture	d acknowle rovided is c n to substa d exemption rest at 1% ny addition	dges, under penalt orrect to the best of ntiate the information, or other determination, per month. Pursual al amount owed.	y of perjury their inform on provided nation of ad ant to NRS	nation and herein. F ditional ta 375.030, Granto	belief, a urthermo x due, ma the Buye	nd can t re, the p ay resul	pe supported parties agree tin a penalty
The un 375.110 by docu that dis of 10% jointly a	dersigned declares and 0, that the information prumentation if called upon allowance of any claime of the tax due plus intend severally liable for a ture	d acknowle rovided is con to substa ad examption rest at 1% ny addition	dges, under penalt orrect to the best of ntiate the information, or other determination, per month. Pursual al amount owed.	y of perjury i their inform on provided nation of ad ant to NRS	nation and herein. F ditional ta 375.030,	belief, a urthermo x due, ma the Buye	nd can t re, the p ay resul	pe supported parties agree tin a penalty
The un 375.110 by docu that dis of 10% jointly a Signal	dersigned declares and 0, that the information prumentation if called upon allowance of any claime of the tax due plus intend severally liable for all ture Decisional bur	d acknowle rovided is con to substa dexemption rest at 1% ny addition	dges, under penalt orrect to the best of nitate the information, or other determine per month. Pursual amount owed.	y of perjury their inform on provided nation of ad ant to NRS Capacity Capacity	nation and herein. F ditional ta 375.030, Grante Grante	belief, a urthermo x due, m the Buye	nd can the re, the ray result rand So	pe supported parties agree t in a penalty eller shall be
The un 375.110 by docu that dis of 10% lointly a Signal	dersigned declares and 0, that the information promentation if called upon allowance of any claime of the tax due plus intend severally liable for all ture Decisional bur	d acknowle rovided is con to substand examption and addition with the last of	dges, under penalt orrect to the best of nitate the information, or other determine per month. Pursua al amount owed.	y of perjury their inform on provided nation of ad ant to NRS Capacity Capacity	nation and herein. F ditional ta 375.030, Grante Grante R (GRAN	belief, a urthermo x due, m the Buye e TEE) INF	ond can the pay result of and Secondarian	pe supported parties agree t in a penalty eller shall be
The un 375.110 by docu that dis of 10% lointly a Signal	dersigned declares and 0, that the information prumentation if called upon allowance of any claime of the tax due plus intend severally liable for all ture Decisional bur	d acknowle rovided is con to substand examption and addition with the last of	dges, under penalt orrect to the best of nitate the information, or other determine per month. Pursua al amount owed.	y of perjury their inform on provided nation of ad ant to NRS Capacity Capacity BUYE	nation and herein. F ditional ta 375.030, Grante Grante R (GRAN (RE McKinnor	belief, a urthermo x due, ma the Buye e TEE) INF QUIRED)	ORMAT	pe supported parties agree to a penalty eller shall be
The un 375.110 by docu that dis of 10% lointly a Signal	dersigned declares and 0, that the information promentation if called upon allowance of any claime of the tax due plus intend severally liable for all ture Decisional bur	d acknowle rovided is con to substand examption and addition with the last of	dges, under penalt orrect to the best of nitate the information, or other determine per month. Pursua al amount owed.	y of perjury their inform on provided nation of ad ant to NRS Capacity Capacity BUYE	nation and herein. F ditional ta 375.030, Grante Grante R (GRAN (RE McKinnor s, 2000 an	belief, a urthermo x due, ma the Buye e TEE) INF QUIRED) I Family I d as ame	ORMAT	pe supported parties agree to in a penalty eller shall be
The un 375.110 by docu that dis of 10% ointly a Signal Signal	dersigned declares and 0, that the information promentation if called upon allowance of any claime of the tax due plus intend severally liable for all ture Decisional bur	d acknowle rovided is con to substated examption of the substated examption	dges, under penalt orrect to the best of nitate the information, or other determine per month. Pursua al amount owed.	y of perjury their inform on provided nation of ad ant to NRS Capacity Capacity BUYE rint Name: ecember 13	nation and herein. F ditional ta 375.030, Grante Grante R (GRAN (RE McKinnor s, 2000 an	belief, a urthermo x due, ma the Buye e TEE) INF QUIRED) I Family I d as ame	ORMAT	pe supported parties agree to in a penalty eller shall be
The un 375.110 by docu that dis of 10% iointly a Signal Signal	dersigned declares and control that the information properties of the tax due plus interested of tax due plus int	d acknowle rovided is con to substated examption of the substated examption	dges, under penalt orrect to the best of nitate the information, or other determine per month. Pursua al amount owed.	y of perjury their inform on provided nation of ad ant to NRS Capacity Capacity BUYE That Name: ecember 13 ane 19, 201 ddress:	Granto Granto GRAN GRAN GRAN GRAN (RE McKinnor , 2000 an	belief, a urthermo x due, ma the Buye e TEE) INF QUIRED) I Family I d as ame	ORMAT	pe supported parties agree to a penalty eller shall be
The un 375.110 by docu that dis of 10% ointly a Signal Signal Print I	dersigned declares and D, that the information programmentation if called upon allowance of any claime of the tax due plus interesture Decusional burner Decusional burne Decusio	d acknowle rovided is con to substated examption of the substated examption	dges, under penalt orrect to the best of nitate the information, or other determine per month. Pursua al amount owed. TON C Pr D JA Ac C	y of perjury their inform on provided nation of ad int to NRS Capacity Capacity BUYE fint Name: ecember 13 ine 19, 201 ddress:	Grante R (GRAN (RE McKinnor , 2000 and	t belief, a urthermo x due, mathe Buye TEE) INF QUIRED) Family 1 d as ame	ORMAT	pe supported parties agree to in a penalty eller shall be
The un 375.110 by docu that dis of 10% ointly a Signal Signal Print I	dersigned declares and control of that the information programmentation if called upon allowance of any claime of the tax due plus intends everally liable for any claime ture Decusional by ture SELLER (GRANTOR) I (REQUIRE dame: Clear Creek Reserved) SS: 199 Old Clear Creek Reserved NV Zip: 89705	d acknowle rovided is con to substa de examption rest at 1)% ny addition in the control of the c	dges, under penalt orrect to the best of nitate the information, or other determine per month. Pursua al amount owed. This tr. TON C Proposition of the period of the p	their informon provided nation of ad ant to NRS Capacity Capacity BUYE int Name: ecember 13 ane 19, 201 ddress: ity: tate:NVip:	Grante R (GRAN (RE McKinnor , 2000 an	t belief, a urthermo x due, mathe Buye E TEE) INF QUIRED) TEATING TEMPO A SAME	ORMAT	pe supported parties agree to in a penalty eller shall be penalty el
The un 375.110 by docu that dis of 10% ointly a Signal Signal Print I	dersigned declares and control of that the information programmentation if called upon allowance of any claime of the tax due plus intends everally liable for any claime ture Decusional by 1000/0044086F410 SELLER (GRANTOR) I (REQUIRE Marne: Clear Creek Results: 199 Old Clear	d acknowle rovided is con to substa de examption rest at 1% ny addition in the land in the	dges, under penalt orrect to the best of nitate the information, or other determine per month. Pursua al amount owed. This transport of the period of the p	their informon provided nation of ad ant to NRS Capacity Capacity BUYE int Name: ecember 13 ane 19, 201 ddress: ity: tate:NVip:	Granto A GRAN (RE McKinnor J. 2000 and J. 4151	belief, a urthermo x due, mathe Buye E TEE) INF QUIRED) Family 1 d as ame Class Class Seller or	ORMAT	pe supported parties agree to in a penalty eller shall be penalty el
The un 375.110 by doct that dis of 10% cointly a Signal Signal Print I	dersigned declares and control of that the information programmentation if called upon allowance of any claime of the tax due plus intends everally liable for any claime ture Decusional by ture SELLER (GRANTOR) I (REQUIRE dame: Clear Creek Reserved) SS: 199 Old Clear Creek Reserved NV Zip: 89705	d acknowle rovided is con to substa de examption of the substant of the substa	dges, under penalt orrect to the best of nitate the information, or other determine per month. Pursua al amount owed. TON C Proposition of the period of t	y of perjury their informon provided nation of ad ant to NRS Capacity Capacity BUYE int Name: ecember 13 ane 19, 201 ddress: ity: tate:NVip: NG (Require	Granto A GRAN (RE McKinnor J. 2000 and J. 4151	belief, a urthermo x due, mathe Buye E TEE) INF QUIRED) Family 1 d as ame Clov Seller or	ORMAT	pe supported parties agree to in a penalty eller shall be penalty el
The un 375.110 by document of 10% iointly a Signal Signal Print I Addre Print I Addre	dersigned declares and control of that the information programmentation if called upon allowance of any claime of the tax due plus intends everally liable for all ture	d acknowle rovided is control to substate development at 1% of the substat	dges, under penalt orrect to the best of nitate the information, or other determine per month. Pursua al amount owed. TON C Proposition of the period of t	y of perjury their informon provided nation of ad ant to NRS Capacity Capacity BUYE int Name: ecember 13 ane 19, 201 ddress: ity: tate:NVip: NG (Require	Granto A GRAN (RE McKinnor J. 2000 and J. 4151	belief, a urthermo x due, mathe Buye E TEE) INF QUIRED) Family 1 d as ame Clov Seller or	ORMAT	pe supported parties agree to in a penalty eller shall be penalty el

Last Saved: 2/12/2020 2:49 PM by GD

Escrow No.: 11000874-110-JML