

DOUGLAS COUNTY, NV **2020-945808**  
RPTT:\$2925.00 Rec:\$40.00  
\$2,965.00 Pgs=3 **05/08/2020 11:43 AM**  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: **1419-10-001-020**

**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:**  
**Andrea Ling Hui Wilkerson**  
**3513 Cutoff Trail**  
**Carson City, NV 89705**

**ESCROW NO: 11000913-JML**

RPTT **2,925.50**

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Gerard S Clancy and Donna M Clancy, Trustees of the AB Living Trust Dated January 13, 2003**

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

**L.C Vanguard LLC**

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.

Gerard S Clancy and Donna M Clancy, Trustees of the  
AB Living Trust Dated January 13, 2003

*Gerard S Clancy*  
Gerard S Clancy, Trustee

*Donna M Clancy*  
Donna M Clancy, Trustee

STATE OF ~~NEVADA~~ UTAH  
COUNTY OF San Juan

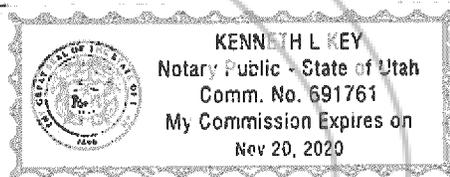
} ss:

*klk*  
*May*

This instrument was acknowledged before me on *06 April 2020*

by *Gerard S Clancy & Donna M. Clancy*

*Kenneth L Key* (seal)  
Notary Public  
*Kenneth L Key*



**EXHIBIT A**  
**Legal Description**

**Parcel 1**

Lot 15 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: 1419-10-001-020**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1419-10-001-020  
 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'Wind'l  
 g.  Agricultural      h.  Mobile Home  
 i. Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 750,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 750,000.00  
 d. Real Property Transfer Tax Due: \$ 2,925.00

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 [Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Gerard S Clancy and Donna M Clancy, Trustees of the AB Living Trust Dated January 13, 2003

Address: PO Box 500  
 City: Walnut Creek  
 State: CA Zip: 94596

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: LC Vanguard LLC

Address: 3513 Cutler Trail  
 City: Carson City  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Signature Title Company LLC Escrow No.: 11000913-110-JML  
 Address: 212 Elks Point Road, Suite 445, PO Box 10297  
 City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED