

DOUGLAS COUNTY, NV
RPTT:\$8580.00 Rec:\$40.00
\$8,620.00 Pgs=3
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

2020-948358

06/29/2020 02:48 PM

APN: 1419-03-002-102

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:**
Patrick J Kilkenny
2008 Seaview Ave
Del Mar, CA 92014

ESCROW NO: 11000964-JML

RPTT \$ 8,580.00

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:

Patrick J. Kilkenny, a married man subject to spousal community property interest.

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.

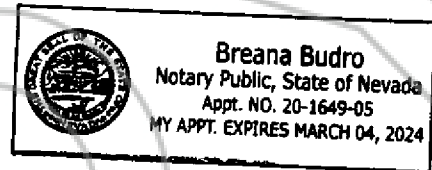
Cottage View LLC, A Nevada Limited Liability Company

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




STATE OF NEVADA
COUNTY OF Douglas

} ss:



This instrument was acknowledged before me on July 25, 2020

by Leo Hanly



Notary Public (seal)

EXHIBIT A
Legal Description

Parcel 1

Lot 331 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: 1419-03-002-102

STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a. 1419-03-002-102
 - 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
 - i. Other _____

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

- 3. a. Total Value/Sales Price of Property: \$ 2,200,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 2,200,000.00
- d. Real Property Transfer Tax Due: \$ 8,590.00

- 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 *Les A. Hanley, President* Capacity Grantor
 Signature _____ Capacity Grantee Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Cottage View LLC, a Nevada Limited Liability Company
 Address: PO Box 489
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Patrick J. Kilkenny
 Address: 2008 Seaview Ave
 City: Del Mar
 State: CA Zip: 92014

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

Print Name: Signature Title Company LLC Escrow No.: 11000964-110-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