DOUGLAS COUNTY, NV

RPTT:\$1657.50 Rec:\$40.00

2020-950344

08/05/2020 02:40 PM \$1,697.50 Pgs=4 SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

APN: 1419-03-002-094

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: Jason Oien 17904 N 97th Way Scottsdale, AZ 85255

ESCROW NO: 11000968-JML

RPTT \$1,657.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITHESSETH: That Charles R Andrews and Alicia C Andrews, Trustees of The Andrews Revocable Living Trust dated July 1, 2018

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

Jason Oien and Darien Oien, husband and wife as joint tenants with right of survivorship

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.

The Charles R Andrews and Alicia C. Andrews Revocable Living Trust dated July 1, 2018 Charles R Andrews, Trustee

Charles R Andrews, Trustee

Charles C Andrews, Trustee

Alicia C Andrews, Trustee STATE OF NEVADA ss: COUNTY OF This instrument was acknowledged before me on bу Notary Public

NvGrbase

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A notary public or other officer completing this certificate verto which this certificate is attached, and not the truthfulne	erifies only the identity of the individual who signed the documer ess, accuracy, or validity of that document
State of California	
	2 change
County of	54177
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On Date before me,	
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personally appeared Charles R. Andie	ws - Alicia C. Andrews
	Name(s) of Signer(s)
	The state of the s
to the wealth institution and acknowledged to me th	nature(s) on the instrument the person(s) or the antity
	I certify under PENALTY OF PERJURY under the
HHONDA M. FRANZESE DUMOND	laws of the State of California that the foregoing
Motary Public - California	paragraph is true and correct.
Ventura County Commission # 2217004	WITNESS much and and afficial and
My Gomm. Expires Nov 3, 2021	WITNESS my hand and official seal.
	Signature
Place Notary Seal and/or Stamp Above	Signature of Notary Public
OPT	IONAL ————————————————————————————————————
Completing this information can fraudulent reattachment of this	deter alteration of the document or form to an unintended document.
Description of Attached Document	
Title or Type of Document: _Grant Bora	and cap is !
Document Date:	mi ste ved
	Number of Pages:
Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s)	
Signer's Name:	-
□ Corporate Officer – Title(s):	Signer's Name:
□ Partner - □ Limited □ General	□ Corporate Officer – Title(s):
□ Individual □ Attorney in Fact	□ Partner - □ Limited □ General
☐ Trustee ☐ Guardian or Conservator	☐ Individual ☐ Attorney in Fact
☐ Other:	☐ Trustee ☐ Guardian or Conservator ☐ Other:
Signer is Representing:	
	Signer is Representing:

EXHIBIT A

Legal Description

Parcel 1

Lot 340 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.

APN: 1419-03-002-094



STATE OF NEVADA DECLARATION OF VALUE FORM

a.	1419-03-0	<u> </u>	<u> </u>				
b.						\ \	
C.						\ \	
d.						\ \	
2.	Type of Property:					\ \	
a.	x Vacant Land	b. 🗖	Single Fam. R	Res. FC	OR RECOR	DERS OPTIONAL USE	ONLY
C.	☐ Condo/Twnhse	d. □	2-4 Plex		ok	Page	
e .	☐ Apt. Bldg	f. 🗆	Comm'l/Ind'l		te of Reco	rding:	
g.	☐ Agricultural	h. 🗆	Mobile Home	No	tes:		1
i.	Other		- A Tennes				
3. a.	Total Value/Sales Price	of Prope	rty:		425,000.0	10	M.
b.	Deed in Lieu of Foreclo			inty) \$	***************************************	Co	-
C.	Transfer Tax Value	•			425,000.0	10	***************************************
đ.	Real Property Transfer	Tax Due:		< s	1,657.50	and fightly filled and determined the second	***************************************
4.	If Exemption Claimed		1		*	\$1.0 + 60 - 00 - 00 - 00 - 00 - 00 - 00 - 0	994
	a. Transfer Tax Exer	•	r NBS 375 090	Section			
	b. Explain Reason fo			OGCHOIT		4 The second consideration of the second sec	Manager of the second s
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