

APN: 1419-03-002-013

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:**
Shepherd
1901 Cabana drive
San Jose, CA 95125

ESCROW NO: 11001031-JML

RPTT \$2,392.⁶⁵

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: 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:

Christopher Shepherd and Josephine Shepherd, Trustees of the Shepherd Living Trust dated August 28, 2015

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, A Delaware Limited Liability Company

By: Leisha Ehlert, Authorized Representative

STATE OF ^{Texas} ~~NEVADA~~
COUNTY OF Travis

} ss:

This instrument was acknowledged before me on August 12, 2020.

by Leisha Ehlert

Hannah P Smith (seal)
Notary Public

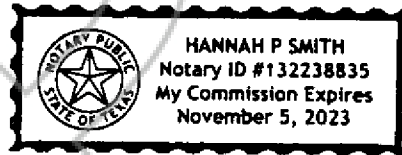


EXHIBIT A
Legal Description

Parcel 1

Lot 215 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: 1419-03-002-013

STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a. 1419-03-002-013
 - 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'/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: \$ 613,100.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 613,100.00
- d. Real Property Transfer Tax Due: \$ 2,382.65

- 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 _____	Capacity <u>Grantor</u>
Signature <u>Christopher Shepherd, Trustee</u>	Capacity <u>Grantee</u>

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Clear Creek Residential LLC, a Delaware Limited Liability Company
 Address: 199 Old Clear Creek Road
 City: Clear Creek
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Christopher Shepherd and Josephine Shepherd, Trustees of the Shepherd Living Trust
 Address: 1901 Cabana Drive
 City: san jose
 State: ca Zip: 95125

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

Print Name: Signature Title Company LLC Escrow No.: 11001031-110-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