DOUGLAS COUNTY, NV

2020-951909

RPTT:\$2392.65 Rec:\$40.00 \$2,432.65 Pgs=3

09/03/2020 09:26 AM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

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 WITHESSETH: That Clear Creek Residential LLC, a Delaware Limited Liabilty 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 Lin Liabilty Company By: Leicha Ehlert, Authorized Representative	nited	
Texas STATE OF NEVADA COUNTY OF TYAVIS	} ss:	$\sqrt{1}$
This instrument was acknowledged before	me on August 12, 2020.	
by Leisha Ehlert		
Hannah P.Smir	(scal) HANNAH Notary ID # My Commiss November	132238835 sion Expires

NvGrbasd

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

a.	Assessor Parcel Num _1419-03-002-013	(-)					
b.						\	\
C.						1	\
d.							\ \
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