

DOUGLAS COUNTY, NV **2020-953090**  
RPTT:\$11115.00 Rec:\$40.00  
\$11,155.00 Pgs=3 **09/22/2020 10:40 AM**  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1419-03-002-093

**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:**  
**Hastings**  
**754 Jordan Avenue**  
**Los Altos, CA 94022**

**ESCROW NO: 11001111-JML**

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RPTT \$11,115.00

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Advance Design and Construction Inc.**,

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

**Jeffrey S. Hastings and Rachel Sarah Hastings Trustees of the Jeffrey S and Rachel Sarah Hastings  
Trust dated June 29, 2001 as Amended July 8, 2009**

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.

Advance Design and Construction Inc.

*Jeffrey F. Miller* DIRECTOR  
By Jeffrey F. Miller, Director


STATE OF NEVADA  
COUNTY OF Washoe

} ss:

This instrument was acknowledged before me on 18th September 2020

by Jeffrey F. Miller

*Thomas Albert Urbina Jr.* (seal)  
Notary Public

 THOMAS ALBERT URBINA JR.  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 04-87959-2 - Expires April 17, 2024

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

**Parcel 1**

Lot 339 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: 1419-03-002-093

# STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 1419-03-002-093
- 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:

\$ 2,850,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

\$ \_\_\_\_\_

c. Transfer Tax Value

\$ 2,850,000.00

d. Real Property Transfer Tax Due:

\$ 11,115.00

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 \_\_\_\_\_ Capacity Grantor

Signature Jeffrey S. Hastings Trustee Capacity Grantee

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

Print Name: Advance Design and Construction Inc.

Address: 223 Tahoe Blvd, Unit 100

City: Tahoe Valley

State: NV Zip: 89457

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

Print Name: Jeffrey S. Hastings and Rachel Sarah Hastings Trustees of the Jeffrey S and Rachel Sarah Hastings Trust dated June 29, 2001 as Amended July 8, 2009

Address: 754 Jordan Ave

City: Los Altos

State: CA Zip: 94022

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

Print Name: Signature Title Company LLC

Escrow No.: 11001111-110-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