

APN: 1419-10-001-024

**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:**  
Paul Wick Trustee  
330 Golden Hills Drive  
Portola CA 94028

ESCROW NO: 11001069-JML

*5,992.35*  
RPTT ~~\$5,992.35~~

**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:

**Paul H. Wick and Karin Wick Trustees of the Paul H. The Wick Family Trust dated November 15th 2004**

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

[Signature]  
By: ~~Leisha Elbert~~, Authorized Representative  
David Arrow

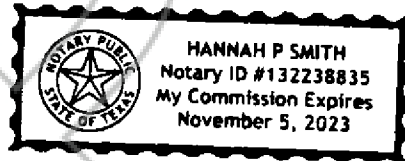
Texas  
STATE OF ~~NEVADA~~  
COUNTY OF Travis

} ss:

This instrument was acknowledged before me on August 24, 2020

by David Arrow

[Signature] (seal)  
Notary Public



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

**Parcel 1**

Lot 19 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.

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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1419-10-001-024  
 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: \$ 1,536,500  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 1,536,500  
 d. Real Property Transfer Tax Due: \$ 5,992.35

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 Karin Wick, Trustee Capacity Grantee

**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: The Wick Family Trust dated  
November 15th 2004  
 Address: 330 Golden Hills Dr  
 City: Portola valley  
 State: CA Zip: 94028

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

Print Name: Signature Title Company LLC  
 Address: 212 Elks Point Road, Suite 445, PO Box 10297  
 City, State, Zip: Zephyr Cove, NV 89448

Escrow No.: 11001069-110-JML

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**