DOUGLAS COUNTY, NV

RPTT:\$2954.25 Rec:\$40.00

\$2,994.25 Pgs=3 09/28/2020 02:37 PM

2020-953478

SIGNATURE TITLE - ZEPHYR COVE KAREN ELLISON, RECORDER

APN: 1419-03-002-015

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: **Davies** 910 28th Street Manhattan Beach, CA 90266

ESCROW NO: 11001076-JML

RPTT\$ 2, 95425

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:

Malcolm P. Davies and Angela M. Davies, Trustees of the Malcolm and Angela Davies Living Trust, dated September 12, 2019

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 Liabilty Company By: Leisha Ehlert, Authorized Representative STATE OF NEVADA COUNTY OF TYAVI'S } ss: This instrument was acknowledged before me on September 3, 2000 by David Arnow HANNAH P SMITH Notary ID #132238835 y Commission Expires November 5, 2023

NvGrbasd

EXHIBIT A

Legal Description

Parcel 1

Lot 217 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: 1419-03-002-015



STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Num	-0.10/	/ \	
a. 1419-03-002-015	an e		
b	WA MINISTER MANAGEMENT / /		
C			
d.	State Control of the		\
2. Type of Property:		\	\
a. x Vacant Land	b. 🗆 Single Fa	m Res	10 - 01 1
c. Condo/Twnhse	d. D 2-4 Plex	Im. Res. FOR RECORDERS OPTIONAL L Book Page	ISE ONL
e. Apt. Bldg	f. Comm'l/li		-
g. Agricultural	h. Mobile He	Date of Recording.	_
i. Other			_ `
or an international and the second of the se	a variente en		1
3. a. Total Value/Sales Pric	•	\$ 757,500.00	
b. Deed in Lieu of Forecl	osure Only (value of p	\$\tau_{\text{West_dec}}\tau_{\text{od}}\tau_{\	**************************************
c. Transfer Tax Value	/	\$ 757,500.00	
d. Real Property Transfer	r Tax Due:	\$ <u>2,954.25</u>	
4. <u>If Exemption Claimed</u>	1		
a. Transfer Tax Exe	- emption, per NRS 375	.090. Section	
b. Explain Reason f	•		endustrimen uses manne saseh
	Quintanne.	······································	
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