DOUGLAS COUNTY, NV

2020-953985

RPTT:\$2145.00 Rec:\$40.00

\$2,185.00 Pgs=3 10/06/2020 03:19 PM

SIGNATURE TITLE - ZEPHYR COVE KAREN ELLISON, RECORDER

APN: 1419-03-002-026

**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: Shone 1676 N California Blvd Ste 410 Walnut Creek, CA 94596

**ESCROW NO: 11001072-JML** 

**RPTT \$2,145.00** 

## 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:

Mark Shone, a married man his sole and separate property

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: Loisha Ehlert, Authorized Representative David Frnow TEXAS STATE OF NEVADA COUNTY OF TYAVIS } ss: This instrument was acknowledged before me on Seplember 3,2020 by David Arnow HANNAH P SMITH Notary ID #132238835 My Commission Expires November 5, 2023

NvGrbasd

## **EXHIBIT A**

## Legal Description

### Parcel 1

Lot 228 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: 1419-03-002-026



# STATE OF NEVADA DECLARATION OF VALUE FORM

I. Assessor Parcel Number(s)			/ \
a. 1419-03-002-026			\ \
b.	***************************************	n	\ \
C		•	\ \
d.			\ \
. Type of Property:			\ \
a. x Vacant Land b.	☐ Single Fam. Res.	FOR RECORDS	RS OPTIONAL USE ONL
c.   Condo/Twnhse d.	_	Book /	Page
	□ Comm'l/Ind'l	Date of Recording	
g.   Agricultural h. I	☐ Mobile Home	Notes:	
i. Other			
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. a. Total Value/Sales Price of Pro	· ·	\$ 550,000.00	
b. Deed in Lieu of Foreclosure C	Only (value of property)	4	
c. Transfer Tax Value		\$ 550,000.00	
d. Real Property Transfer Tax D	ue:	\$ 2,145.00	personal-discovered BBMA progress a - 5 * * * fighte* shint of philes about the distribution by a * * * * * * *
. If Exemption Claimed	/ /	\ /	/
	, per NRS 375.090, Secti	on /	/
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<ul> <li>b. Explain Reason for Exer</li> </ul>	HD4IO11.		
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