

APN: 1419-03-002-018

**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:**  
Strategic Properties  
3768 Greenview Drive  
El Dorado Hills, CA 95762

**ESCROW NO: 11001113-JML**

RPTT \$3,016.65

**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:

**Strategic Properties Group LLC**

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

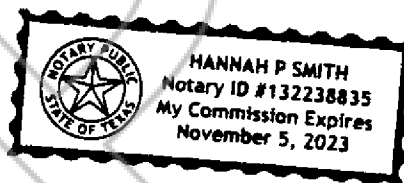
*[Signature]*  
By: ~~Leisha Ehler~~, Authorized Representative  
David Arnou

Texas  
STATE OF NEVADA } ss:  
COUNTY OF Travis

This instrument was acknowledged before me on September 17, 2020

by David Arnou

*[Signature]* (seal)  
Notary Public



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

**Parcel 1**

Lot 220 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. 1419-03-002-018
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

2. Type of Property:
 

a. <input checked="" type="checkbox"/> Vacant Land	b. <input type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
i. Other _____	

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 773,400.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_
- c. Transfer Tax Value \$ 773,400.00
- d. Real Property Transfer Tax Due: \$ 3,016.65

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 <u>Grantor Agent</u>
Signature <u>Michael S. Carter, Managing Member</u>	Capacity <u>Grantee</u>

**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: Strategic Properties Group LLC

Address: 3768 Greenview Drive

City: El Dorado Hills

State: CA Zip: 95762

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

Print Name: Signature Title Company LLC Escrow No.: 11001113-110-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**