

DOUGLAS COUNTY, NV **2020-954614**
RPTT:\$2065.05 Rec:\$40.00
\$2,105.05 Pgs=3 10/16/2020 11:13 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1419-03-002-011

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:**
Daniel Carmel and Moyara Ruehsen
51 Via Chualar
Monterey, CA 93940

ESCROW NO: 11001074-JML

RPTTS 2,065.⁰⁵

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:

Daniel Carmel a married man as his sole and separate property as to an undivided 75% and Moyara Ruehsen Trustee of the MBC 2011 Trust , U/A/D December 5, 2011 as to an undivided 25%

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 Ehlert, Authorized Representative
David Arnou

TEXAS
STATE OF NEVADA } ss:
COUNTY OF TRAVIS

This instrument was acknowledged before me on September 3, 2020

by *David Arnou*

Hannah P Smith (seal)
Notary Public

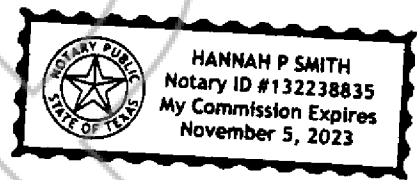


EXHIBIT A
Legal Description

Parcel 1

Lot 213 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: 1419-03-002-011

STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a. 1419-03-002-011
 - 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'Wind'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: \$ 529,500.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 529,500.00
- d. Real Property Transfer Tax Due: \$ 2,065.05

- 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 Leisha Elbert, Authorized Representative Capacity Grantor

Signature _____ 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: Daniel Carmel and Moyara Ruehsen

Address: 51 Via Chualar

City: Monterey

State: CA Zip: 93946

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.: 11001074-110-JML

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED