DOUGLAS COUNTY, NV

2020-958048

RPTT:\$2139.15 Rec:\$40.00

\$2,179.15 Pgs=3

12/14/2020 10:20 AM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

APN: 1419-09-001-026

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: Joseph and Heather Chura 911 Parkside Rd

Naperville, IL 60540

ESCROW NO: 11001186-JML

RPTT\$ 2,139.15

# 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:

Joseph Chura and Heather Chura, husband and wife as joint tenants with right of survivorship

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 Lim Liabilty Company  By: Leisha Ehlert, Authorized Representative  David Arnow	nited 	
TEXAS STATE OF NEVADA COUNTY OF Travis	} ss:	
This instrument was acknowledged before	me on Novemb	er 3,2020
by David Arnow		
A 122		
Mannah R Sm.	(scal)	HANNAH P SMITH Notary ID #132238835 My Commission Expires
		November 5, 2023

NvGrbasd

### **EXHIBIT A**

## **Legal Description**

#### Parcel 1

Lot 69 of CLEAR CREEK TAHOE-PHASE 3A, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 23, 2020, as File No. <u>943845</u>, Official Records.

#### Parcel 2

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservations 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: 1419-09-001-026



# STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s) a. 1419-09-001-026 b. c. d. 2. Type of Property: a. x Vacant Land b. Single Fam. Res. c. Condo/Twnhse d. 2-4 Plex e. Apt. Bidg f. Comm't/Ind'1 g. Agricultural h. Mobile Home i. Other 3. a. Total Value/Sales Price of Property: b. Deed in Lieu of Foreclosure Only (value of property) c. Transfer Tax Value d. Real Property Transfer Tax Due: 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 NR 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 the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be information and severally liable for any additional amount over determination of additional tax due, may result in a penalty of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disable overally liable for any additional amount overally supported to the supported of the s	b.				
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