DOUGLAS COUNTY, NV

RPTT:\$3510.00 Rec:\$40.00

\$3,550.00 Pgs=3 **01/19/2021 02:31 PM**

2021-960213

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

A.P.N.: 1419-03-002-040

RECORDING REQUESTED BY: Signature Title Company LLC 212 Elks Point Road Suite 445 Lake Tahoe, NV 89448

MAIL RECORDED DOCS AND TAX STATEMENTS TO:

Edward D. Rudis and Kristen M. Rudis, Trustees of the Edward and Kristen Trust dated February 9, 2018 and any ammendments thereto

Escrow No.: ZC3006-JL

RPTT \$3,510.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITHESSETH: That

Mountain Group Property Development LLC

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Edward D. Rudis and Kristen M. Rudis, Trustees of the Edward and Kristen RudisTrust dated February 9, 2018 and any ammendments thereto

all that real property in the City of Carson City, County of Douglas, State of Nevada, described as follows::

See Attached Exhibit "A"

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature Page attached and made a part hereof.

By: Janet Rosenthal, Manager	
1,500,170	SS:
this instrument was acknowledged before me of	- January 6, 2021 + Janut Ruserthal
Mus Tourses	(seal) CHERYL TOWNSEND NOTARY PUBLIC STATE OF NEVADA No. 11-5460-12 My Appt. Exp. Feb. 11, 2023 CONTROL OF NEVADA No. 11-5460-12 My Appt. Exp. Feb. 11, 2023

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

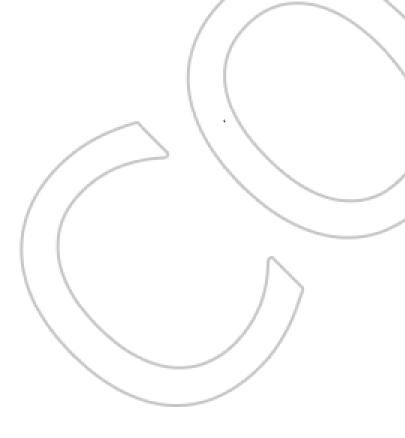
Parcel 1

Lot 242 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: 1419-03-002-040



STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)	\ \
a) <u>1419-03-002-040</u>	\ \
b)	\ \
d)	\ \
2. Type of Property:	\ \
a) Vacant Land b) [] Single Fam Res.	FOR RECORDER'S OPTIONAL USE ONLY
c) [Book: Page
e) [] Apt. Bldg f) [] Comm't/ind'i g) [] Agricultural h) [] Mobile Home	Date of Recording:
g) [] Agricultural h) [] Mobile Home [] Other	Notes:
() Other	
3. Total Value/Sales Price of Property:	\$900,000.00
Deed in Lieu of Foreclosure Only (value of proper	ty) (
Transfer Tax Value	\$900,000.00
Real Property Transfer Tax Due:	\$3,510.00
4. If Exemption Claimed:	
a. Transfer Tax Exemption, per NRS 375 00	0 Section
b. Explain Reason for Exemption:	o, decion
and can be supported by documentation if called the furthermore, the parties agree that disallowance of	knowledges, under penalty of perjury, pursuant to NR ded is correct to the best of their information and belie upon to substantiate the information provided herein any claimed exemption, or other determination of the tax due plus interest at 1% per month. Pursuant to severally liable for any additional amount oved. By: Murray Resenthal Manager
Signature Edward Kulis	
	Edward Rudis
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Mountain Group Property Development	Prince of the Control
Address: PO Box 343	Print Name: Edward Rudis Address: 9380 Los Lagos Circle South
	, rediese:
Glenbrook, NV 89413	Granite Bay, CA 95746
*OMPANY/PERSON PERSONS SEES SEES	
COMPANY/PERSON REQUESTING RECORDING (n	equired if not seller or buyer)
Print Name: Signature Title Company LLC	Escrow #: ZC3006-JL
ddress: 212 Elks Point Road Suite 445, Lake Tahoe	NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED