

DOUGLAS COUNTY, NV **2021-960780**
RPTT:\$11698.05 Rec:\$40.00
\$11,738.05 Pgs=3 01/27/2021 11:47 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1419-03-002-071

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:**
**the James S. and Denise G. Taylor Family
Trust.**
PO Box 62009
Santa Barbara, CA 93160

ESCROW NO: 11000615-JML

RPTT \$11,698.05

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Fairway One LLC, a Nevada Limited Liability Company**

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

James S. Taylor and Denise G. Taylor, Trustees of the James S. and Denise G. Taylor Family Trust.

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.

Fairway One LLC

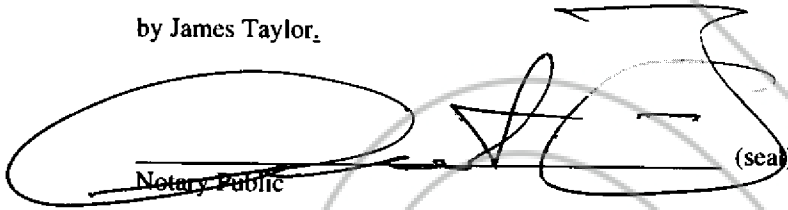
By: James Taylor, Manager

STATE OF NEVADA
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on 1/26/2021

by James Taylor,


Notary Public (seal)



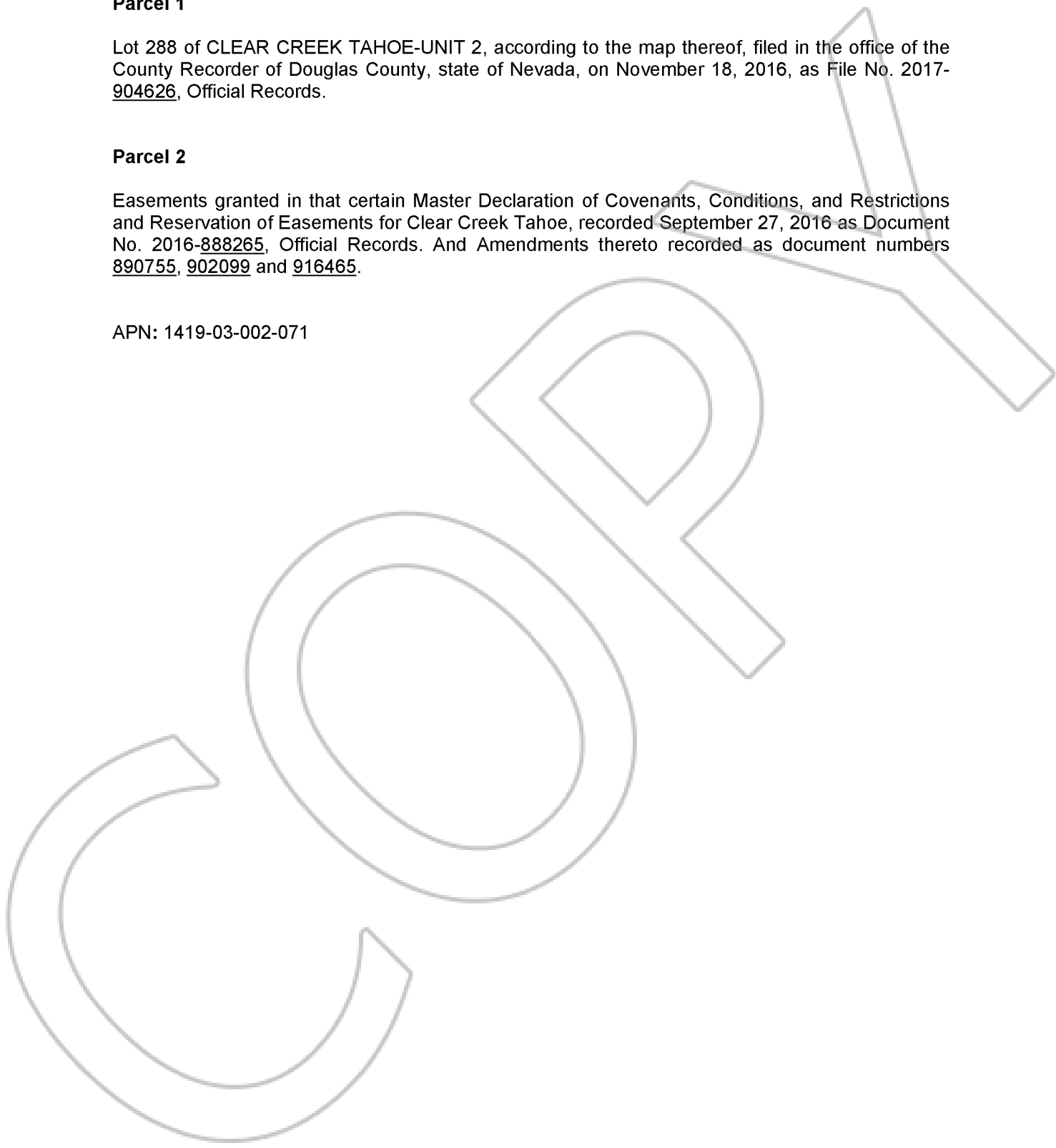
Parcel 1

Lot 288 of CLEAR CREEK TAHOE-UNIT 2, 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. 2017-904626, Official Records.

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: 1419-03-002-071



STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 - a. 1419-03-002-071
 - b. _____
 - c. _____
 - d. _____

2. Type of Property:

<ol style="list-style-type: none"> a. <input type="checkbox"/> Vacant Land c. <input type="checkbox"/> Condo/Twnhse e. <input type="checkbox"/> Apt. Bldg g. <input type="checkbox"/> Agricultural i. Other _____ 	<ol style="list-style-type: none"> b. <input checked="" type="checkbox"/> Single Fam. Res. d. <input type="checkbox"/> 2-4 Plex f. <input type="checkbox"/> Comm'/Ind'l h. <input type="checkbox"/> Mobile Home
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FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: **\$ 2,999,500.00**
- b. Deed in Lieu of Foreclosure Only (value of property) **\$ _____**
- c. Transfer Tax Value **\$ 2,999,500.00**
- d. Real Property Transfer Tax Due: **\$ 11,698.05**

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 <u>James Taylor, Manager</u>	Capacity <u>Grantor</u>
Signature <u>[Signature]</u>	Capacity <u>Grantee</u>

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Fairway One LLC
 Address: PO Box 62009
 City: Santa Barbara
 State: CA Zip: 93160

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Taylor Family Trust
 Address: PO Box 62009
 City: Santa Barbara
 State: CA Zip: 93160

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

Print Name: Signature Title Company LLC Escrow No: 11000615-110-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