

DOUGLAS COUNTY, NV **2021-961859**
RPTT:\$3121.95 Rec:\$40.00
\$3,161.95 Pgs=3 02/12/2021 10:29 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1419-10-001-056

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

David C Klenske and Julie Marie Klenske Trustees of
the David and Julie Klenske Revocable Trust dated
February 9, 2005
143 Belridge Drive
Los Gatos, CA 95032

Escrow No.: ZC3017-JL

RPTT \$ 3,121.95

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:

**David C Klenske and Julie Marie Klenske Trustees of the David and Julie Klenske
Revocable Trust dated February 9, 2005**


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.

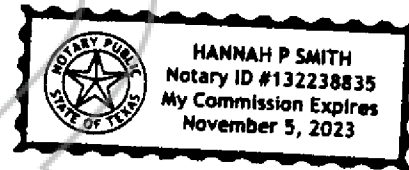
Clear Creek Residential LLC, A Delaware Limited Liability Company


By: Leisha Ehler, Authorized Signer

STATE OF ~~NEVADA~~ ^{TEXAS}
COUNTY OF ~~CLATSOP~~ ^{TRAVIS} } ss:

This instrument was acknowledged before me on January 20, 2021
by Leisha Ehler


Notary Public (seal)



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 45 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. 943845, 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: 1419-10-001-056

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-10-001-056
- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value _____
 Real Property Transfer Tax Due: _____

\$ 800,375.00

 \$ 800,375.00
 \$ 3,121.25

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.

DocuSigned by:
 Signature: Julie Klenske By: Leisha Ehlers, Authorized Signer
 Signature: _____ Julie Klenske

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Clear Creek Residential LLC
 Address: 199 Old Clear Creek Road
Carson City, NV 89705

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Julie Klenske
 Address: 143 Belridge Drive
Los Gatos, CA 95032

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Signature Title Company LLC Escrow #: ZC3017-JL
 Address: 212 Elks Point Road Suite 445, Lake Tahoe, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED