

DOUGLAS COUNTY, NV **2021-962027**  
RPTT:\$1423.50 Rec:\$40.00  
\$1,463.50 Pgs=3 02/16/2021 01:25 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

A.P.N.: 141903002063

RECORDING REQUESTED BY:  
Signature Title Company LLC  
5365 Reno Corporate Drive Suite 100  
Reno, NV 89511

MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:

RNE Capital LLC  
PO Box 1274  
Zephyr Cove, NV 89448

Escrow No.: 510236-CA

RPTT \$1,423.50

## 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:

**RNE Capital LLC, A Nevada Limited Liability Company**

all that real property in the City of Carson City, County of Carson City, 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

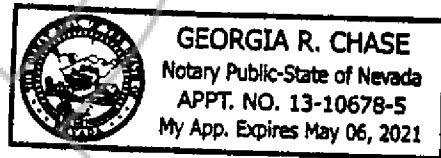
  
By: Leisha Ehlert, Authorized Signer Representative

STATE OF NEVADA }  
COUNTY OF Douglas } ss:

This instrument was acknowledged before me on February 10, 2021.

by Leisha Ehlert

Georgia R. Chase (seal)  
Notary Public



## 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 296 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: 1419-03-002-063

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 141903002063
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land Res.
- b)  Single Fam.
- 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) \$365,000.00

Transfer Tax Value ( )

Real Property Transfer Tax Due: \$365,000.00

\$1,423.50

**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 [Signature]

Signature [Signature]

By: Leisha Ehlert, Authorized Signer

**SELLER (GRANTOR) INFORMATION**

(Required)

Print Name: Clear Creek Residential LLC, A Delaware Limited Liability Company

Address: 199 Old Clear Creek Road  
Carson City, NV 89705

**BUYER (GRANTEE) INFORMATION**

(Required)

Print Name: Doug Englekirk

Address: P.O. Box 1274  
Zephyr Ln, NV 89448

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

Print Name: Signature Title Company LLC

Address: 5365 Reno Corporate Drive Suite 100, Reno, NV 89511

Escrow #: 510236-CA

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**