

DOUGLAS COUNTY, NV **2021-963680**
RPTT:\$1365.00 Rec:\$40.00
\$1,405.00 Pgs=3 03/17/2021 11:50 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 141903002103

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

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

Monty R Irby and Georgia R Chase
1025 Kimmerling Road
Gardnerville, NV 89460

Escrow No.: 510235-CA

RPTT \$1,365.00

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:

Monty R Irby and Georgia R Chase, Husband And Wife As Community Property With Right Of Survivorship

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.

Clear Creek Residential, LLC a Delaware Limited Liability Company

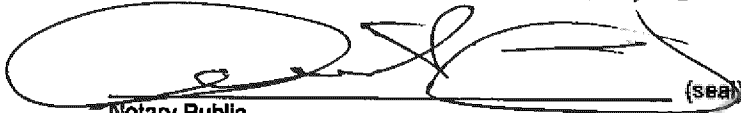

By: Leisha Ehert, Authorized Representative

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 3/16/2021

by LEISHA KULLERT AUTHORIZED REP.


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 332 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: 1419-03-002-103

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 1419-03-002-103
 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) \$350,000.00
 Transfer Tax Value \$350,000.00
 Real Property Transfer Tax Due: \$1,365.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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] By: Leisha Ehlert, Authorized Signer Agent
 Signature Monty R Irby Monty R Irby

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)
 Print Name: Clear Creek Residential
 Address: 1025 Kimmerling Rd
 Gardnerville, NV 89460

(Required)
 Print Name: Monty R Irby
 Address: 1025 Kimmerling Rd
 Gardnerville, NV 89460

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

Print Name: Signature Title Company LLC Escrow #: 510235-CA
 Address: 2025 Kimmerling Rd, Ste 100
 Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED