

DOUGLAS COUNTY, NV **2021-963812**  
RPTT:\$2964.00 Rec:\$40.00  
\$3,004.00 Pgs=3 03/19/2021 11:39 AM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

A.P.N.: 1419-09-001-015

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

**MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:**

Daniel Bradford and Melanie Bradford  
31819 Highway Drive  
Redlands, CA 92373

**Escrow No.: 510263-CA**

RPTT \$2,964.00

## **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:

**Daniel Bradford and Melanie Bradford, Husband And Wife As Joint Tenants**

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.**

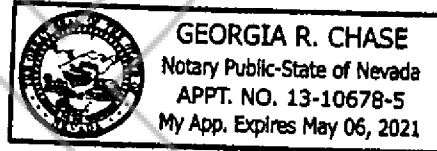
Clear Creek Residential, LLC a Delaware Limited Liability Company

  
By: Leisha Ehler, Authorized Representative

STATE OF NEVADA } ss:  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on March 13, 2021,  
by Leisha Ehler, Authorized Representative

  
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 43 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: 1419-09-001-015

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1419-D9-DD1-D15
- 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'l/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) \$760,000.00  
 Transfer Tax Value \$760,000  
 Real Property Transfer Tax Due: \$2,964.00

**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 \_\_\_\_\_ By: Leisha Ehlert, Authorized Signer  
 Signature \_\_\_\_\_ Daniel Bradford

**SELLER (GRANTOR) INFORMATION**

(Required)

Print Name: Clear Creek Residential  
 Address: 1419 D15 Clear Creek Rd  
 Carson City, NV 89705

**BUYER (GRANTEE) INFORMATION**

(Required)

Print Name: Daniel Bradford  
 Address: 3181A Highview Dr.  
 Redlands, CA 92373

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

Print Name: Signature Title Company LLC Escrow #: 510263-CA  
 Address: 5315 Reno Blvd, Reno, NV 89511

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