

DOUGLAS COUNTY, NV

**2021-963940**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

03/22/2021 02:26 PM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

E05

A.P.N.: 1419-09-001-016

**RECORDING REQUESTED BY:**  
Signature Title Company LLC  
5385 Reno Corporate Drive Suite 100  
Reno, NV 89511

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

Charles Young  
4840 S Woodlawn Ave  
Chicago, IL 60615

**Escrow No.: 510237-CA**

RPTT 0.00

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

Andrea Wishom, wife of herein Grantee

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

**Charles Young, A Married Man as his Sole and Separate Property**

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.

IT IS THE INTENT OF THE GRANTOR HEREIN TO DIVEST HER INTEREST COMMUNITY OR OTHERWISE IN AND TO THE GRANTEE NAMED ABOVE AS HIS SOLE AND SEPARATE PROPERTY

**Signature Page attached and made a part hereof.**

  
Andrea Wishom

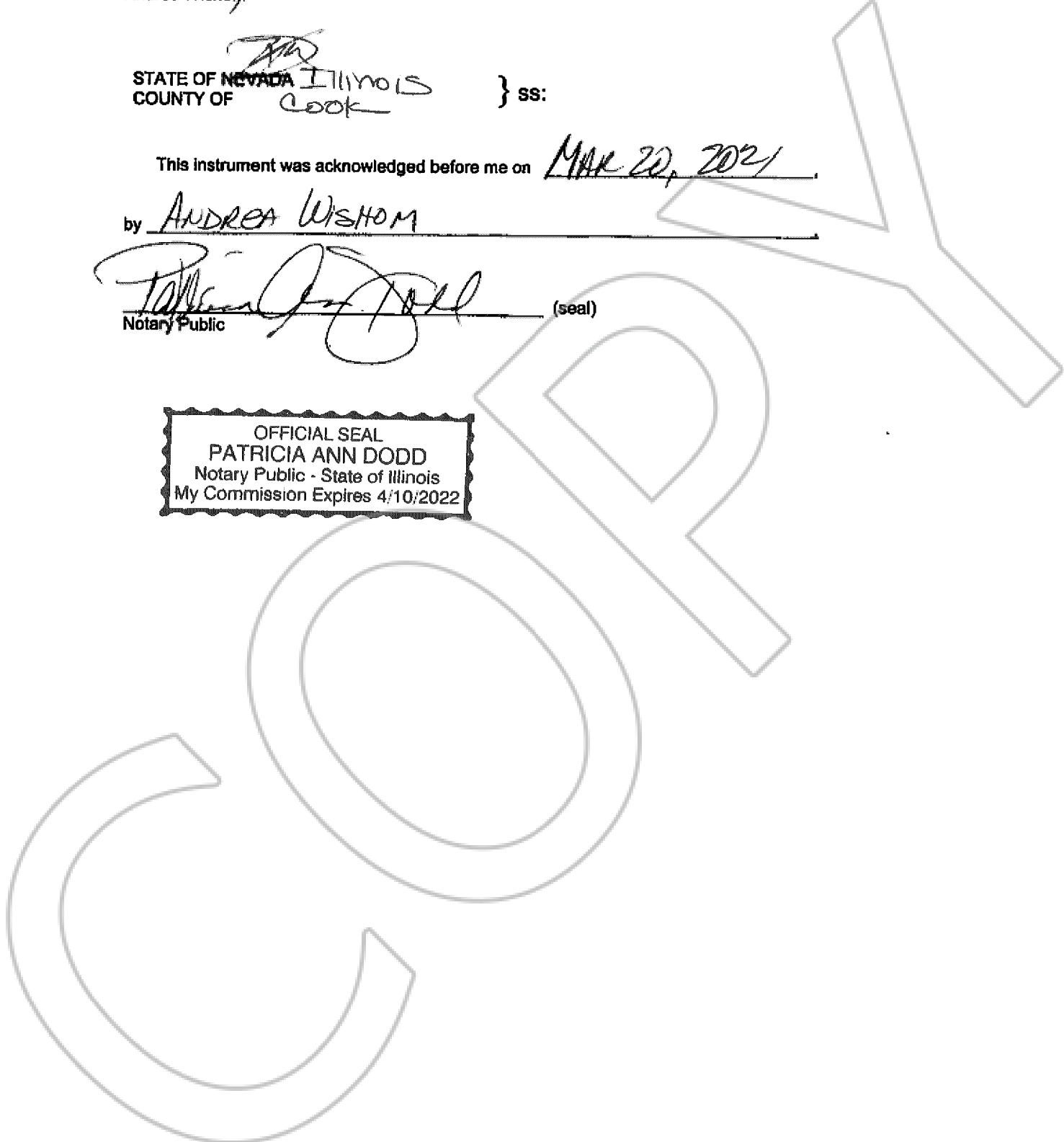
STATE OF ~~NEVADA~~ ILLINOIS } ss:  
COUNTY OF COOK

This instrument was acknowledged before me on MAR 20, 2021

by ANDREA WISHOM

  
Notary Public (seal)

OFFICIAL SEAL  
PATRICIA ANN DODD  
Notary Public - State of Illinois  
My Commission Expires 4/10/2022



## 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 42 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: 1419-09-001-016

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1419-09-001-016 \_\_\_\_\_
- 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

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ 0

Transfer Tax Value \$ 0

Real Property Transfer Tax Due: \$ 0

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Deed from spouse. No consideration

**5. Partial Interest: Percentage being transferred: 100.00 %**

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] Andrea Wishom \_\_\_\_\_

Signature: [Signature] Charles Young \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(Required)

Print Name: Andrea Wishom

Address: 4840 S Woodlawn Ave  
Chicago, IL 60615

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name: Charles Young

Address: 4840 S Woodlawn Ave  
Chicago, IL 60615

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

Print Name: Signature Title Company LLC Escrow #: 510237-CA

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

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