

DOUGLAS COUNTY, NV **2021-963941**
RPTT:\$2632.50 Rec:\$40.00
\$2,672.50 Pgs=3 03/22/2021 02:26 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

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

RECORDING REQUESTED BY:
Signature Title Company LLC
5365 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 \$2,632.50

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:

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.

Signature Page attached and made a part hereof.

Clear Creek Residential, LLC a Delaware Limited Liability Company

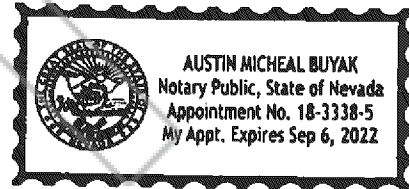
Leisha Ehler, Authorized representative
By: Leisha Ehler, Authorized Representative

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

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

by LEISHA EHLERT, AUTHORIZED REP.

[Signature]
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 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) 1419-01-001-D14
 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) \$675,000.00
 Transfer Tax Value \$ 1,015,000.00
 Real Property Transfer Tax Due: \$2,632.50

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: 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
 Signature: [Signature] Charles Young

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required) (Required)
 Print Name: Clayton Wick Print Name: Charles Young
 Address: 199 Old Clay Creek Rd Address: 4840 S Woodlawn Ave
Carson City, NV 89705 Chicago, IL 60615

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

Print Name: Signature Title Company LLC Escrow #: 510237-CA
 Address: 3305 Keno Corporate Dr.
Las Vegas, NV 89111 Ste 100

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED