

DOUGLAS COUNTY, NV  
RPTT:\$2905.50 Rec:\$40.00  
\$2,945.50 Pgs=3 2021-964167  
03/24/2021 01:58 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

A.P.N.: 1419-09-001-018

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

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

Phillip Kendall and Michelle Kendall  
3263 New York Drive  
Pasadena, CA 91107

**Escrow No.: 510269-CA**

RPTT \$2,905.50

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

THIS INDENTURE WITNESSETH: That

Clear Creek Residential LLC, a Nevada Limited Liability Company

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

**Phillip Kendall and Michelle Kendall, 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 Nevada Limited Liability Company



By: Leisha Ehlert, Authorized Representative

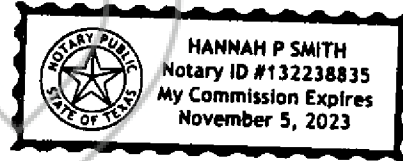
Texas  
STATE OF NEVADA  
COUNTY OF Travis

} ss:

This instrument was acknowledged before me on March 23, 2021.

by Leisha Ehlert

 (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 40 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: 1419-09-001-018

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1419-09-001-018 \_\_\_\_\_
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land      b)  Single Fam. Res.
- c)  Condo/Twnhse      d)  2-4 Plex
- e)  Apt. Bidg      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) \$745,000.00  
Transfer Tax Value \$745,000.00  
Real Property Transfer Tax Due: \$2,905.50

**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 \_\_\_\_\_ By: Leisha Ehler, Authorized Signer

Signature Philip Kendall Philip Kendall

**SELLER (GRANTOR) INFORMATION**

(Required)

Print Name: Clear Creek Residential LLC, a Nevada Limited Liability Company

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

**BUYER (GRANTEE) INFORMATION**

(Required)

Print Name: Philip Kendall

Address: 3263 New York Drive  
Pasadena, CA 91107

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

Print Name: Signature Title Company LLC Escrow #: 510269-CA

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

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