

DOUGLAS COUNTY, NV **2021-964391**
RPTT:\$9360.00 Rec:\$40.00
\$9,400.00 Pgs=3 03/29/2021 12:15 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1419-09-001-028

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Eiks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

Volker Straub, Trustee of the Straub Living Trust
dated May 27, 2011 and amended January 27, 2017
2760 Comfort Street
West Bloomfield, MI 48323

Escrow No.: ZC3073-JL

RPTT \$9,360.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Patrick J. Killkenny, A Married Man subject to Community Property spousal interest a Married man subject to Community property spousal interest

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

Volker Straub, Trustee of the Straub Living Trust dated May 27, 2011 and amended January 27, 2017,

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.

Patrick J. Killkenny

Patrick J. Killkenny

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~NEVADA~~ ^{CO} California
COUNTY OF ~~San Diego~~ } ss:

This instrument was acknowledged before me on 3-24-21

by Patrick J. Killkenny

Cathy K O'malley (seal)
Notary Public

 CATHY K. O'MALLEY
COMM. #2308031
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires November 3, 2023



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 71 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: 1419-09-001-028

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-09-001-028
- 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) \$2,400,000.00
 Transfer Tax Value \$2,400,000.00
 Real Property Transfer Tax Due: \$9,360.00

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: _____ %

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: _____ Patrick J. Killkenny
 Signature: _____ Volker Straub

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Patrick J. Killkenny
 Address: 2008 Seawall Avenue
Del Mar, CA 92014

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Volker Straub
 Address: 2760 Compost St.
West Bloomfield MI 48323

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

Print Name: Signature Title Company LLC Escrow #: ZC3073-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED