

DOUGLAS COUNTY, NV **2021-964557**  
RPTT:\$2632.50 Rec:\$40.00  
\$2,672.50 Pgs=3 03/31/2021 09:59 AM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

A.P.N.: 1419-10-001-015

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

MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:

Vincent Yee and Heidi L Yee Trustees of the Yee 2018  
Family Trust dated February 15, 2018  
3721 Los Cerros Place  
Davis, CA 95618

Escrow No.: ZC3015~JL

RPTT \$2,632.50

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Mark C. Tanner, a Married man his sole and separate property**

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


**Vincent Yee and Heidi L Yee Trustees of the Yee 2018 Family Trust dated February 15, 2018**

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.**



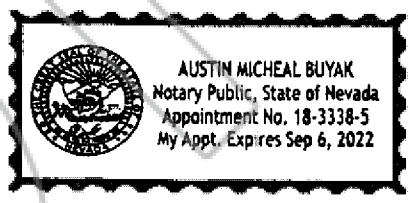
Mark Tanner  
C.

STATE OF NEVADA } ss:  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 3/19/2021

by Mark C. Tanner

 (seal)  
Notary Public



## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CARSON CITY, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

#### Parcel 1

Lot 10 of CLEAR CREEK TAHOE-PHASE 1A & 1B, according to the map thereof, filed in the office of the County Recorder of Douglas County, state of Nevada, on November 18, 2016, as File No. 2016-890939, Official Records, as amended by Certificate of Amendment recorded January 23, 2017, as File No. 2017-893667, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915417, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915418.

#### Parcel 2

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation 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: 1419-10-001-015

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1419-10-001-015
- 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) \$675,000.00  
 Transfer Tax Value \$675,000.00  
 Real Property Transfer Tax Due: \$ 2,163.25

**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 DocuSigned by: Mark C Tanner  
 Signature Vincent Yee

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

Print Name: Mark C Tanner  
 Address: 10603 E. River  
Truckee, CA 96161

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

Print Name: Vincent Yee  
 Address: 3721 Los Cerros Place  
Davis, CA 95618

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

Print Name: Signature Title Company LLC Escrow #: ZC3015-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**