

DOUGLAS COUNTY, NV **2021-966619**
RPTT:\$2205.45 Rec:\$40.00
\$2,245.45 Pgs=3 **04/30/2021 10:11 AM**
SIGNATURE TITLE - RENO
KAREN ELLISON, RECORDER

A.P.N.: a portion of: 1419-04-002-066

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

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

Mark J Monro and Julie A Monro Trustees of the 2021
Amendment and Restatement of the Monro Family
Trust, dated April 21, 2021
3844 S Curry Street, Apt. 204
Carson City, NV 89703

Escrow No.: 510213-CA

RPTT \$2,205.46

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:

**Mark J Monro and Julie A Monro Trustees of the 2021 Amendment and Restatement of the
Monro Family Trust, dated April 21, 2021**

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

LEL

By: Leisha Ehlert, Authorized Representative

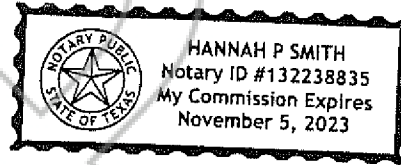
Texas
STATE OF NEVADA
COUNTY OF Travis

} ss:

This instrument was acknowledged before me on April 20, 2021

by Leisha Ehlert

Hannah P Smith (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:

Lot 117, inclusive, and private roads as set forth on the Final Map of Clear Creek Tahoe-Phase 3C, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 4, 2021, as File No. 962948, Official Records.

Certificate of Amendment recorded April 6, 2021, as Document No. 2021-964987, Official Records.

APN: a portion of 1419-04-002-066

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) a portion of: 1419-04-002-066 _____
- 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) \$565,250.00
Transfer Tax Value (0.00)
Real Property Transfer Tax Due: \$565,250.00
\$2,205.45

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 *Christine Adams* By: Christine Adams, Agent _____
Signature _____ By: Mark J Monro, Trustee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Clear Creek Residential, LLC a Delaware Limited Liability Company
Address: 199 Old Clear Creek Road
Carson City, NV 89705

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Mark J Monro and Julie A Monro Trustees of the 2021 Amendment and Restatement of the Monro Family Trust, dated April 21, 2021
Address: 3844 S Curry Street, Apt. 204
Carson City, NV 89703

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

Print Name: Signature Title Company LLC Escrow #: 510213-CA
Address: 5365 Reno Corporate Drive Suite 100, Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED