

DOUGLAS COUNTY, NV  
RPTT:\$2843.10 Rec:\$40.00  
\$2,883.10 Pgs=3  
SIGNATURE TITLE - RENO  
KAREN ELLISON, RECORDER

**2021-967455**

**05/14/2021 12:51 PM**

A.P.N.: a poriton 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:

Clear Creek Tahoe 113, LLC  
711 S Carson Street  
Carson City, NV 89701

Escrow No.: 510209-CA

RPTT \$2,843.10

## 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:

**Clear Creek Tahoe 113, LLC**

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

*[Signature]*

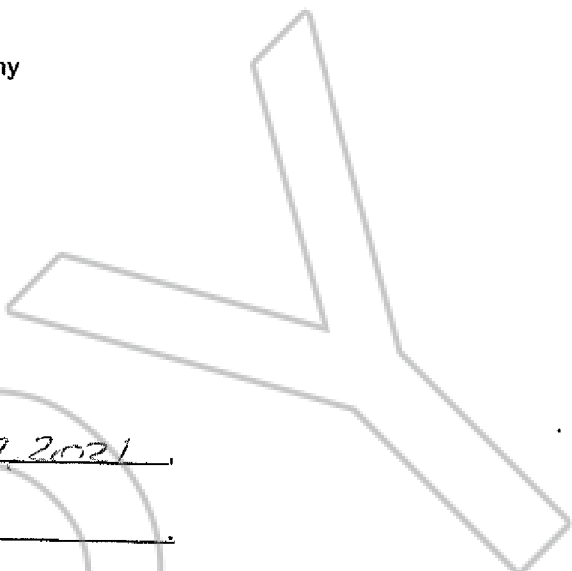
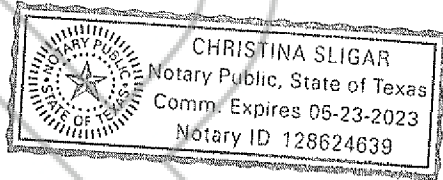
By: Leisha Ehlert, Authorized Representative

STATE OF NEVADA <sup>Texas</sup> } ss:  
COUNTY OF <sup>Texas</sup> <sub>Texas</sub>

This instrument was acknowledged before me on May 7, 2021

by Leisha Ehlert

*Christina Sligar* (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 113, and rights of access across 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'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) \$729,000.00  
Transfer Tax Value (0.00)  
Real Property Transfer Tax Due: \$729,000.00  
\$2,843.10

**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: Christine Adams Agent

Signature \_\_\_\_\_ By: Rafal Bogowolski, Manager

**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: Clear Creek Tahoe 113, LLC  
Address: 711 S Carson Street  
Carson City, NV 89701

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

Print Name: Signature Title Company LLC Escrow #: 510209-CA  
Address: 5365 Reno Corporate Drive Suite 100, Reno, NV 89511

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