

DOUGLAS COUNTY, NV
RPTT:\$3447.60 Rec:\$40.00
\$3,487.60 Pgs=3
SIGNATURE TITLE - RENO
KAREN ELLISON, RECORDER

2021-967460

05/14/2021 12:59 PM

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:

Clear Creek Tahoe 74 LLC
711 S Carson Street
Carson City, NV 89701

Escrow No.: 510192-CA

RPTT \$3,447.60

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 74 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

[Handwritten Signature]

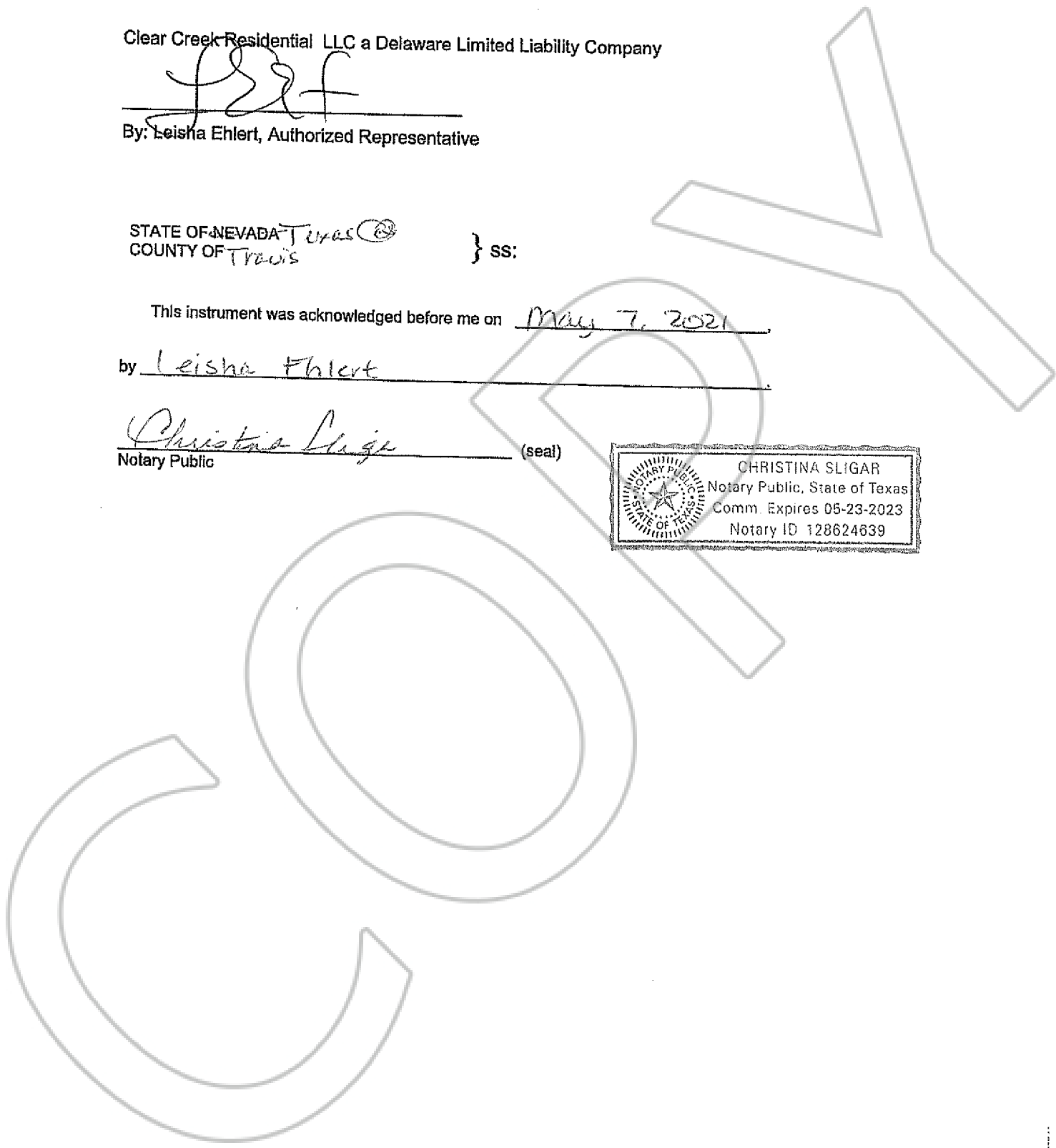
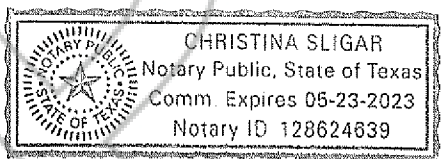
By: Leisha Ehlert, Authorized Representative

STATE OF NEVADA ^{Texas} } ss:
COUNTY OF TRAVIS

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 74, 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'/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) \$884,000.00
 Transfer Tax Value (0.00)
 Real Property Transfer Tax Due: \$884,000.00
\$3,447.60

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 Bogowski, 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 74 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 #: 510192-CA
 Address: 5365 Reno Corporate Drive Suite 100, Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED