

DOUGLAS COUNTY, NV **2021-968289**
RPTT:\$2437.50 Rec:\$40.00
\$2,477.50 Pgs=3 **05/28/2021 11:38 AM**
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1419-03-002-096

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:**

Strategic Properties Group, LLC
3768 Greenview Drive
El Dorado Hills, CA 95762

Escrow No.: ZC3117-JL

RPTT \$2,437.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Michael E Masterson Sr. and Rebecca L Masterson, Husband And Wife As Community Property

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

Strategic Properties Group, LLC a California Limited Company

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.

Michael E. Masterson Sr.
Michael E Masterson Sr.

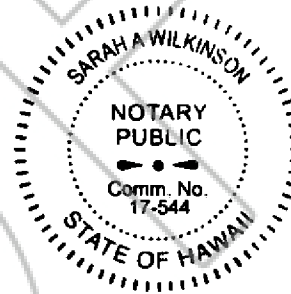
Rebecca L. Masterson
Rebecca L Masterson

STATE OF NEVADA ^{Hawaii}
COUNTY OF Maui } ss:

This instrument was acknowledged before me on May 21, 2021
Michael E Masterson Sr. & Rebecca L Masterson
by ~~Sarah A Wilkinson~~

Sarah A Wilkinson (seal)
Notary Public my commission expires 12/3/21

3pg document



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 342 of CLEAR CREEK TAHOE-UNIT 2, 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. 2017-904626, Official Records.

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: 1419-03-002-096

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-03-002-096
- 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) \$625,000.00
 Transfer Tax Value \$625,000.00
 Real Property Transfer Tax Due: \$ 2,437.50

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 Michael Maaterson Sr. Michael Maaterson Sr.
 Signature [Signature] By: Michael Cartier, Manager Agent

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Michael Maaterson Sr.
 Address: 4000 Wailea Alanui Drive #402
Wailea, HI 98763

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Strategic Properties Group, LLC
 Address: 3768 Greenvview Drive
El Dorado Hills, CA 95762

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

Print Name: Signature Title Company LLC Escrow #: ZC3117-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