

DOUGLAS COUNTY, NV
RPTT:\$9746.10 Rec:\$40.00
\$9,786.10 Pgs=3 2021-968839
06/09/2021 11:55 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:

James R. Aljian and Denise L Aljian Trustees of the
Aljian Family Revocable Trust under Trust instrument
dated April 17, 2006
3568 Kendell Hill Drive
Santa Rosa, CA 95404

Escrow No.: 510294-CA

RPTT \$9,746.10

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:

**James R. Aljian and Denise L Aljian Trustees of the Aljian Family Revocable Trust under
Trust instrument dated April 17, 2006**

all that real property in the City of Carson Ciyt, 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

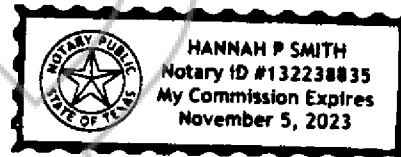
By: Leisha Ehlert, Authorized Representative

Texas
STATE OF NEVADA } ss:
COUNTY OF Travis

This instrument was acknowledged before me on May 20, 2021

by Leisha Ehlert

Hannah P Smith (seal)
Notary Public



LEGAL DESCRIPTION

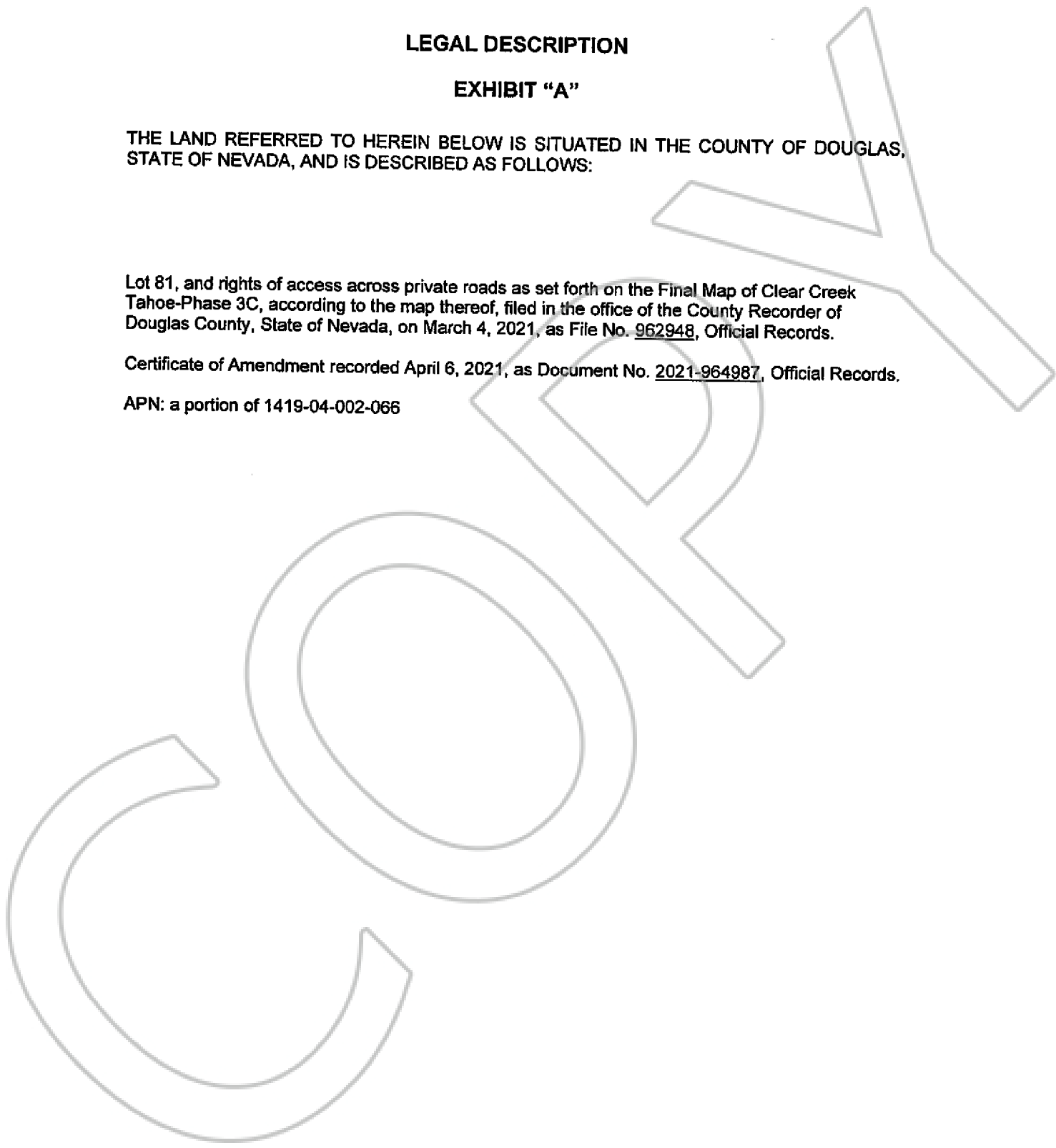
EXHIBIT "A"

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

**Lot 81, 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 Res.
- b) Single Fam.
- 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) \$2,499,000.00
 Transfer Tax Value \$2,499,000.00
 Real Property Transfer Tax Due: \$9,746.10

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 _____ By: Leisha Ehlert, Authorized Signer

Signature Denise L. Aljian By: Denise L. Aljian, 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: Denise L. Aljian and James R. Aljian
Trustees of the Aljian Family Revocable Trust under
Trust instrument dated April 17, 2006
 Address: 3508 Kendall Hill Dr
Santa Rosa CA 95404

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

Print Name: Signature Title Company LLC Escrow #: 510294-CA
 Address: 5365 Reno Corporate Drive Suite 100, Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED