

DOUGLAS COUNTY, NV **2021-970968**
RPTT:\$2125.50 Rec:\$40.00
\$2,165.50 Pgs=3 07/16/2021 10:17 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1314-03-002-099

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:

Indigo Violet LLC
9650 Gateway Drive Ste 200
Reno, NV 89521

Escrow No.: ZC3154-JL

RPTT \$2,125.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH : That

Ricky W. Massie and Debra L. Massie Trustees of the Massie Family Trust dated March 24, 2005

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

Indigo Violet LLC a Nevada Limited Liability 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.

Ricky W. Massie and Debra L. Massie Trustees of the Massie Family Trust dated March 24, 2005

Ricky W. Massie, Trustee
By: Ricky W. Massie, Trustee

Debra L. Massie, Trustee
By: Debra L. Massie, Trustee

STATE OF NEVADA
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on 07/13/2021

by
Ricky W. Massie and Debra L. Massie

[Signature]

Notary Public (seal)



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 334 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: 1419-03-002-099

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1314-03-002-099
- 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) \$545,000.00

Transfer Tax Value \$545,000.00

Real Property Transfer Tax Due: \$2,125.50

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: [Signature] By: Ricky W. Massie, Trustee

Signature: [Signature] By: Meredith Abright, Authorized Signatory Agent

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Ricky W. Massie and Debra L. Massie
Trustees of the Massie Family Trust dated March 24,
2005

Address: 5800 Lonetree Blvd
Rocklin, CA 95765

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Indigo Violet LLC

Address: 717 Mays Blvd.
Incline Village, NV 89451

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

Print Name: Signature Title Company LLC Escrow #: ZC3154-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