DOUGLAS COUNTY, NV

2021-972096

RPTT:\$11505.00 Rec:\$40.00 \$11,545.00 Pgs=3

08/05/2021 03:29 PM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

A.P.N.: 1419-04-002-045

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:

The Colin Morales Living Trust dated January 20, 2016 153 Walton Toll Road Carson City, NV 89705

Escrow No.: ZC3177-JL

RPTT \$11,505.00

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

William C. Mc Kenzie and Ronda Mc Kenzie, husband and wife as joint tenants

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

Colin Morales, Trustee of the Colin Morales Living Trust dated January 20, 2016

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.

William C. McKenzie  Rohda McKenzie  Rohda McKenzie	
STATE OF NEVADA With Kith COUNTY OF Rich } ss:	
This instrument was acknowledged before me on July 30, 2021	
by William Craig Mckenzie and Ronda Chan	dler McKenzia
Notary Public Husbays (seal)	
TATE OF THE PARTY	ARY PUBLIC HY HISLOP mission # 705423 mission Expires ril 13, 2023 TE OF UTAH

## 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:

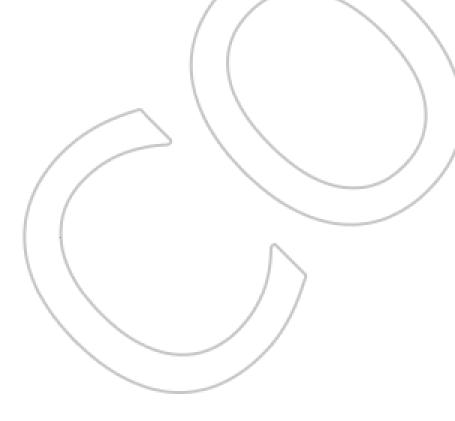
#### Parcel 1

Lot 264 of CLEAR CREEK TAHOE-PHASE 1A & 1B, 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. 2016-890939, Official Records, as amended by Certificate of Amendment recorded January 23, 2017, as File No. 2017-893667, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915417, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915418.

#### 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: 1419-04-002-045



# STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)	\ \	
a) <u>1419-04-002-045</u>	\ \	
b) c)	\ \	
d)	\ \	
2. Type of Property:	~ \ \	
a) Vacant Land b) [ ] Single Fam.	FOR RECORDER'S OPTIONAL USE ONLY	
c) [ ] Condo/Twnhse d) [ ] 2-4 Plex	Book: Page: Page:	
e) [ ] Apt. Bldg f) [ ] Comm'l/Ind'l	Date of Recording.	
g) [ ] Agricultural h) [ ] Mobile Home	Notes:	
[ ] Other		
3. Total Value/Sales Price of Property:	\$2,950,000.00	
Deed in Lieu of Foreclosure Only (value of property)	\$ <u>2,350,000.00</u>	
Transfer Tax Value	\$2,950,000.00	
Real Property Transfer Tax Due:	\$11,505.00	
4. If Exemption Claimed:		
<ul> <li>a. Transfer Tax Exemption, per NRS 375.09</li> <li>b. Explain Reason for Exemption:</li> </ul>		
b. Explain Reason for Exemption:		
5. Partial Interest: Percentage being transferred:	%	
The undersigned declares and ac	knowledges, under penalty of perjury, pursuant to NRS.	
375.060 and NRS 375.110, that the information provide	led is correct to the best of their information and helief	
and can be supported by documentation if called u	pon to substantiate the information provided herein	
runnermore, the parties agree that disallowance of	f any claimed exemption, or other determination of	
NRS 375.030, the Buyer and Seller shall be jointly and	he tax due plus interest at 1% per month. Pursuant to	
	i severally liable for any additional amount owed.	
Signature The Si	William C. McKenzię	
Signature	By. Colin Morales, Trustee	
SELLPR (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION	
(Required)	(Required)	
Z	Print Name: The Colin Morales Living Trust dated	
Print Name: William C. McKenzie	January 20, 2016	
Address: 13621 Cedar Creek Avenue	Address: 153 Walton Toll Road	
Bakersfield, CA 93314	Carson City, NV 89705	
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)		
Print Name: Signature Title Company LLC	Escrow #: ZC3177-JL	
Address: 212 Elks Point Road, Suite 445, P.O. Box 10	297, Zephyr Cove, NV 89448	

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED