

DOUGLAS COUNTY, NV **2021-976396**
RPTT:\$3316.95 Rec:\$40.00
\$3,356.95 Pgs=3 11/01/2021 01:48 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1419-03-002-120

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Rd, Suite 445
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

**Gregory Alan Thomas and Heather Lynn Thomas,
Trustees of the Thomas Living Trust dated October
18, 1995
1056 Corsica Drive
Pacific Palisades, CA 90272**

Escrow No. : 510335-II

RPTT \$3,316.95

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:

Gregory Alan Thomas and Heather Lynn Thomas, Trustees of the Thomas Living Trust dated October 18, 1995

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

Leisha Entert
By: ~~Leisha Entert~~, Authorized Signer
David Arnow

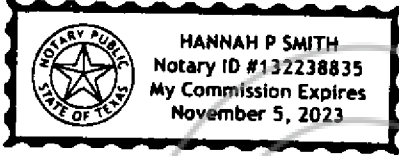
Texas
STATE OF NEVADA
COUNTY OF *Travis*

} ss:

This instrument was acknowledged before me on *September 24, 2021*

by *David Arnow*

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:

Parcel 1

Lot 383 in Unit Number Four inclusive and Common are parcels C,D and F, as set forth on the Final Map of Clear Creek Tahoe Unit number four, Recorded July 30th, 2021, in the Official Records, Douglas County, Nevada as Document Number 971781.

Parcel 2

Those certain right as set forth in Easement Agreement Recorded July 30th, 2021 as Document Number 2021-971780, Official Records Douglas County, Nevada.

APN: 1419-03-002-120

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-03-002-120
- 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) \$850,250.00

Transfer Tax Value \$850,250.00

Real Property Transfer Tax Due: \$ 3,316.95

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: Laura Ellen, Authorized Signer Agent

Signature: Gregory Alan Thomas, Trustee

By: Gregory Alan Thomas, Trustee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Clear Creek Residential LLC, a Delaware Limited Liability Company

Print Name: Gregory Alan Thomas and Heather Lynn Thomas, Trustees of the Thomas Living Trust dated October 18, 1995

Address: 3745 Golf Club Drive

Address: 1056 Corsica Drive

Carson City, NV 89705

Pacific Palisades, CA 90272

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

Print Name: Signature Title Company LLC

Escrow #: 510335-JL

Address: 5365 Reno Corporate Drive Suite 100, Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED