

DOUGLAS COUNTY, NV **2021-976985**
RPTT:\$2702.70 Rec:\$40.00
\$2,742.70 Pgs=3 11/15/2021 09:45 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1419-03-002-151

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:**

**Paul E Nelson and Karl L Nelson, Trustees of the Paul
E Nelson Living Trust, dated July 20, 2007, and any
amendments thereto.**
1331 Ridgewood Avenue
Omaha, NE 68124

Escrow No.: ZC3222-JL

RPTT \$2,702.70

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:

**Paul E Nelson and Kari L Nelson, Trustees of the Paul E Nelson Living Trust, dated July 20,
2007, and any amendments thereto.**


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


By: Leisha Ehlert, Authorized Signer

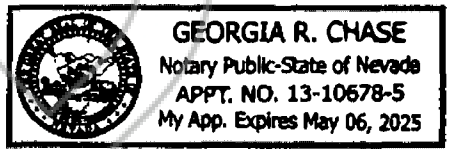
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on October 27, 2021

by Leisha Ehlert, Authorized Representative


Georgia R. Chase (seal)
Notary Public



LEGAL DESCRIPTION

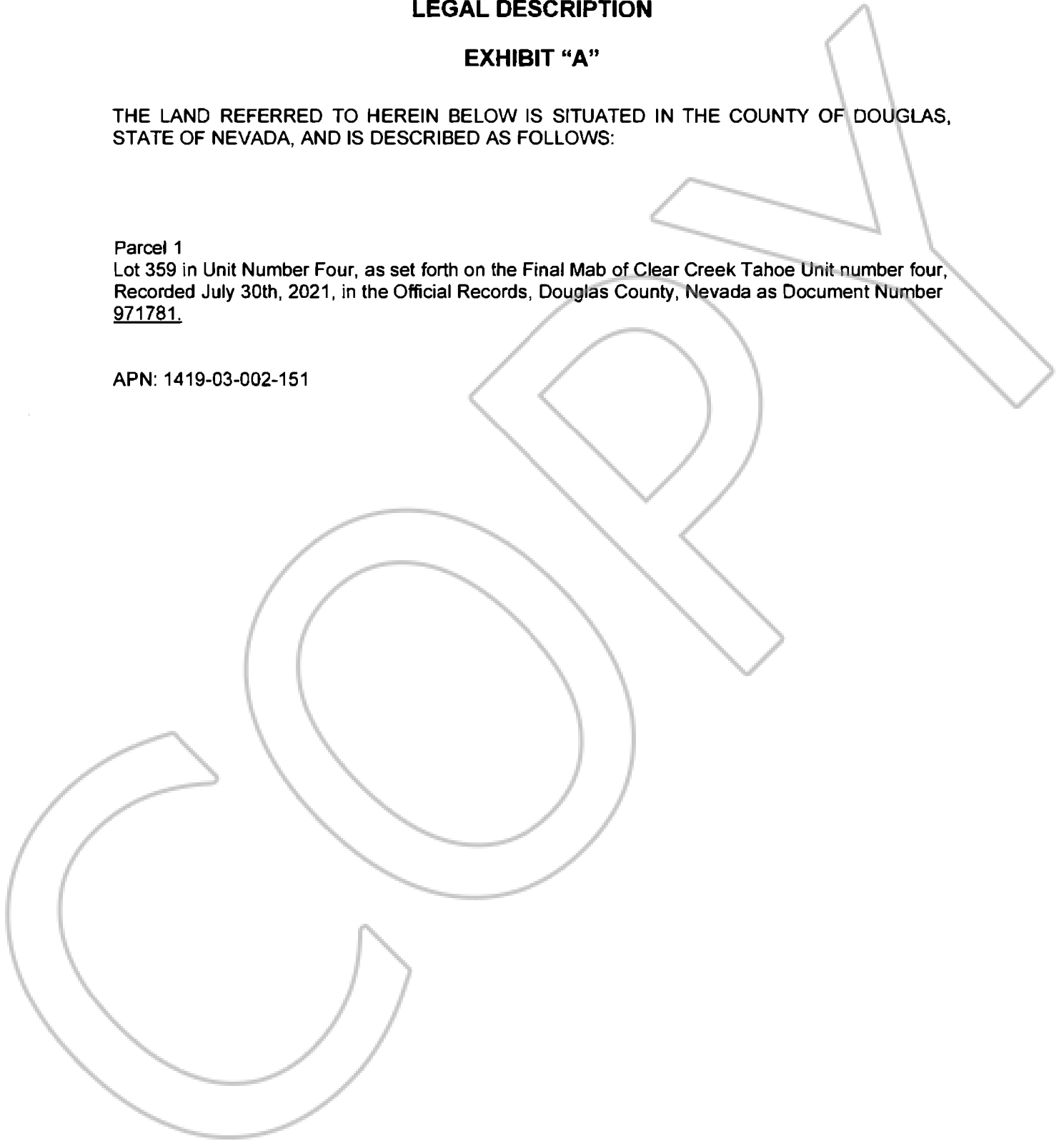
EXHIBIT "A"

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

Parcel 1

Lot 359 in Unit Number Four, 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.

APN: 1419-03-002-151



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-03-002-151
- 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) \$692,750.00

Transfer Tax Value \$692,750.00

Real Property Transfer Tax Due: \$2,702.70

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 375.080, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] By: Leigha Ehler, Authorized Signer Agent

Signature: Paul Nelson Paul Nelson

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

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

Address: 3745 Golf Club Drive
Carson City, NV 89705

Print Name: Paul Nelson

Address: 1331 Ridgewood Avenue
Omaha, Nebraska 68124

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

Print Name: Signature Title Company LLC Escrow #: ZC3222-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