

DOUGLAS COUNTY, NV **2021-978628**  
RPTT:\$5933.85 Rec:\$40.00  
\$5,973.85 Pgs=3 12/20/2021 12:25 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

A.P.N.: 1419-03-002-147

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:

570 Headwaters Way LLC, a Nevada Limited Liability  
Company  
930 Tahoe Blvd. #802 PMB 398  
Incline Village, NV 89451

Escrow No.: ZC3265-JL

~~RPTT \$5,933.86~~

5,933.85

**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:

**570 Headwaters Way LLC, a Nevada Limited Liability Company**

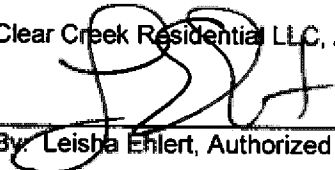
all that real property in the City of Carson City, County of Douglas, State of Nevada, described as follows:

**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.**

Clear Creek Residential LLC, A Delaware Limited Liability Company

  
By Leisha Ehler, Authorized Signer

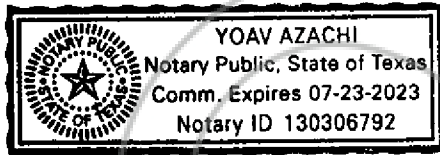
Texas  
STATE OF ~~NEVADA~~  
COUNTY OF TRAVIS

} ss:

This instrument was acknowledged before me on November 29th, 2021

by Leisha Ehler, Authorized Signer

Yoav Azachi (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 360 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 30<sup>th</sup>, 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 30<sup>th</sup>, 2021 as Document Number 2021-971780, Official Records Douglas County, Nevada.

APN: 1419-03-002-147

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1419-03-002-147
- 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

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$1,521,500.00  
Transfer Tax Value (0.00)  
Real Property Transfer Tax Due: \$1,521,500.00  
~~\$5,933.86~~ 5933.85

**4. If Exemption Claimed:**

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

**5. Partial Interest: Percentage being transferred: 100.00 %**

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 *Christine Adams*      By: Christine Adams - Agent  
Signature \_\_\_\_\_      By: Tim Adams,

**SELLER (GRANTOR) INFORMATION**

**(Required)**

Print Name: Clear Creek Residential LLC, A Delaware Limited Liability Company  
Address: 3745 Golf Club Drive  
Carson City, NV 89705

**BUYER (GRANTEE) INFORMATION**

**(Required)**

Print Name: 570 Headwaters Way LLC, a Nevada Limited Liability Company  
Address: 930 Tahoe Blvd. #802 PMB 398  
Incline Village NV 89451

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

Print Name: Signature Title Company LLC      Escrow #: ZC3265-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**