

DOUGLAS COUNTY, NV **2021-979100**  
RPTT:\$7493.85 Rec:\$40.00  
\$7,533.85 Pgs=3 **12/29/2021 03:28 PM**  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

A.P.N.: a portion of APN: 1419-04-002-066

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:

Todd McKinstry  
2125 Bear Rock Road  
Placerville, CA 95667

Escrow No.: ZC3201-JL

RPTT \$7,493.85

## 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:

**Todd McKinstry, An Unmarried Man**

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

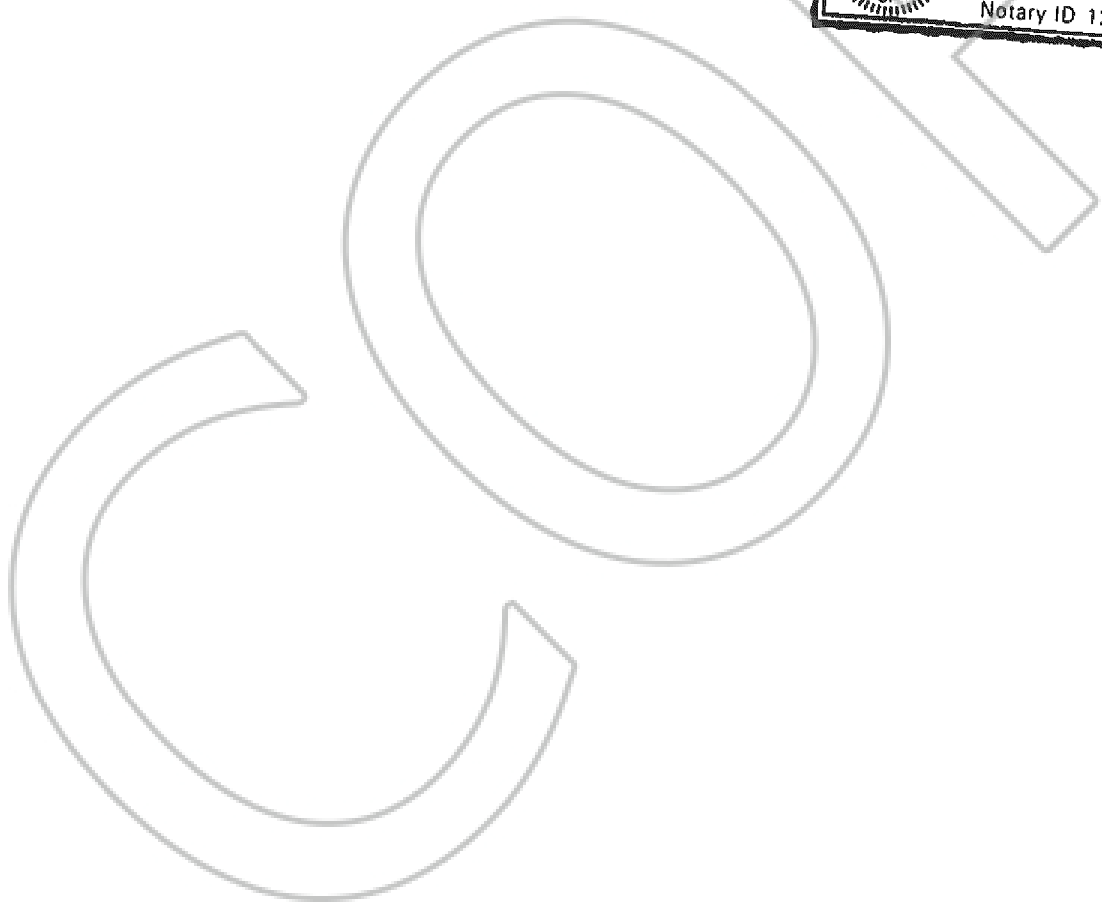
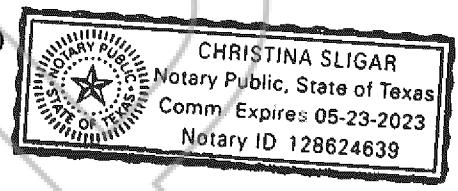
*[Signature]*  
By: Leisha Ehlert, Authorized Signer

STATE OF ~~NEVADA~~ Texas } ss:  
COUNTY OF Texas

This instrument was acknowledged before me on December 22, 2024

by Leisha Ehlert

*[Signature]*  
Notary Public (seal)



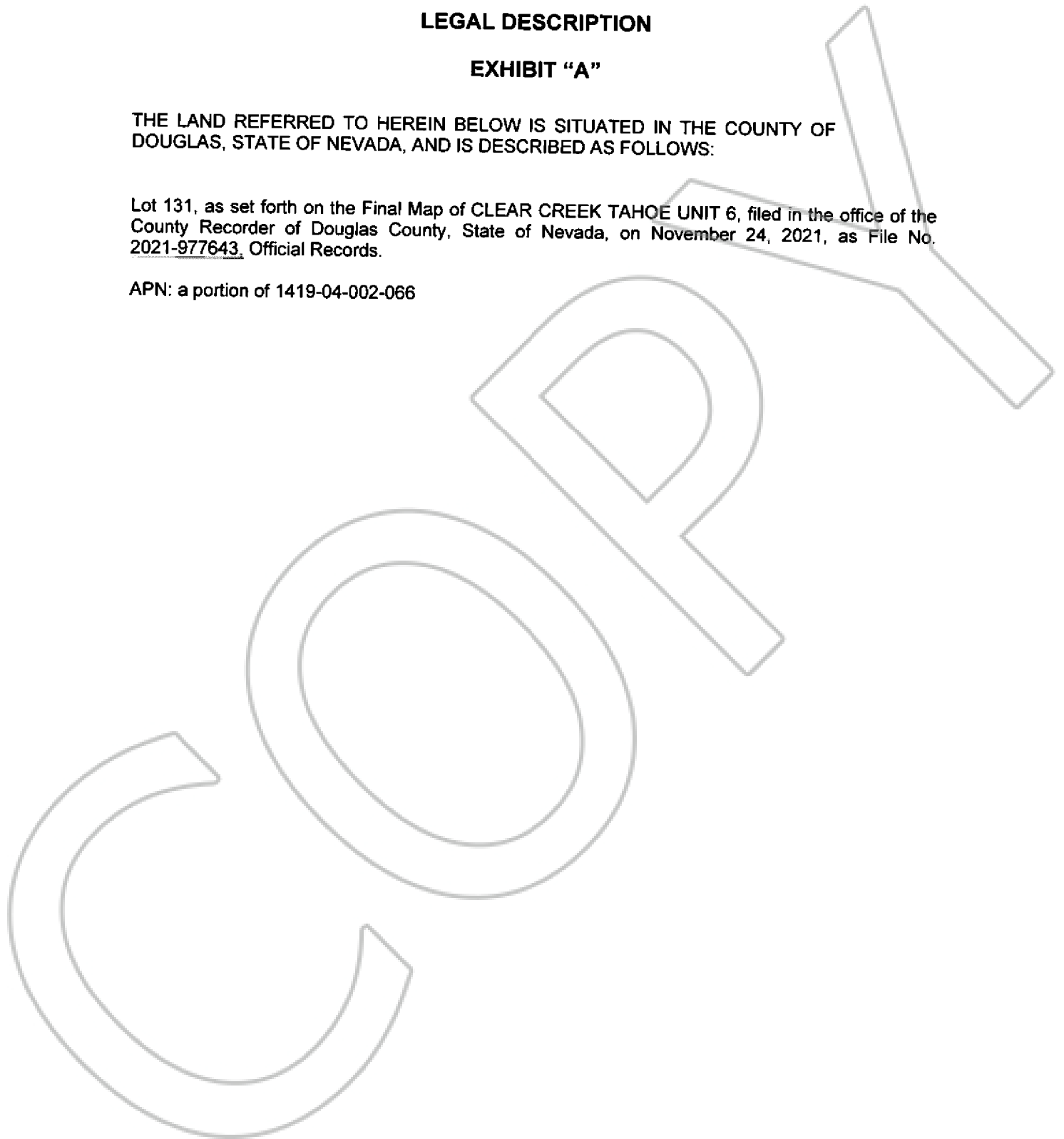
**LEGAL DESCRIPTION**

**EXHIBIT "A"**

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

Lot 131, as set forth on the Final Map of CLEAR CREEK TAHOE UNIT 6, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 24, 2021, as File No. 2021-977643, Official Records.

APN: a portion of 1419-04-002-066



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) a portion of APN: 1419-04-002-066
- 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) \$1,921,500.00

Transfer Tax Value \$1,921,500.00

Real Property Transfer Tax Due: \$ 7,493.85

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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: Leisha Ehlert, Authorized Signer Agent

Signature: Todd McKinstry Todd McKinstry

**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: Todd McKinstry

Address: 2125 Bear Rock Road  
Placerville, CA 95667

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

Print Name: Signature Title Company LLC Escrow #: ZC3201-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