

DOUGLAS COUNTY, NV **2021-979102**
RPTT:\$2784.60 Rec:\$40.00
\$2,824.60 Pgs=3 12/29/2021 03:31 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:**

John and Claire Bruce Family Trust
1358 Campagni Lane
Carson City, NV 89706

Escrow No.: ZC3253-JL

RPTT \$2,784.60

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:

John Robert Bruce and Claire Elizabeth Bruce as Trustees of the John and Claire Bruce Family Trust, U/D/T Dated May 14, 2021, wherein John Robert Bruce and Claire Elizabeth Bruce are the Trustors, or Any Successor Trustee Thereunder.


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.

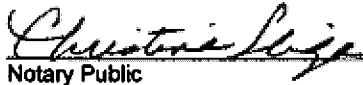
Clear Creek Residential, LLC a Delaware Limited Liability Company

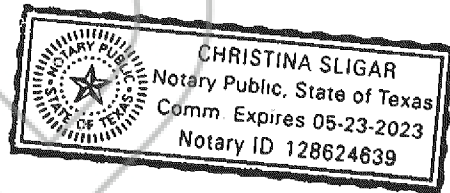

By Leisha Ehler, Authorized Signer

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

This instrument was acknowledged before me on December 22, 2021.

by Leisha Ehler


Notary Public (seal)



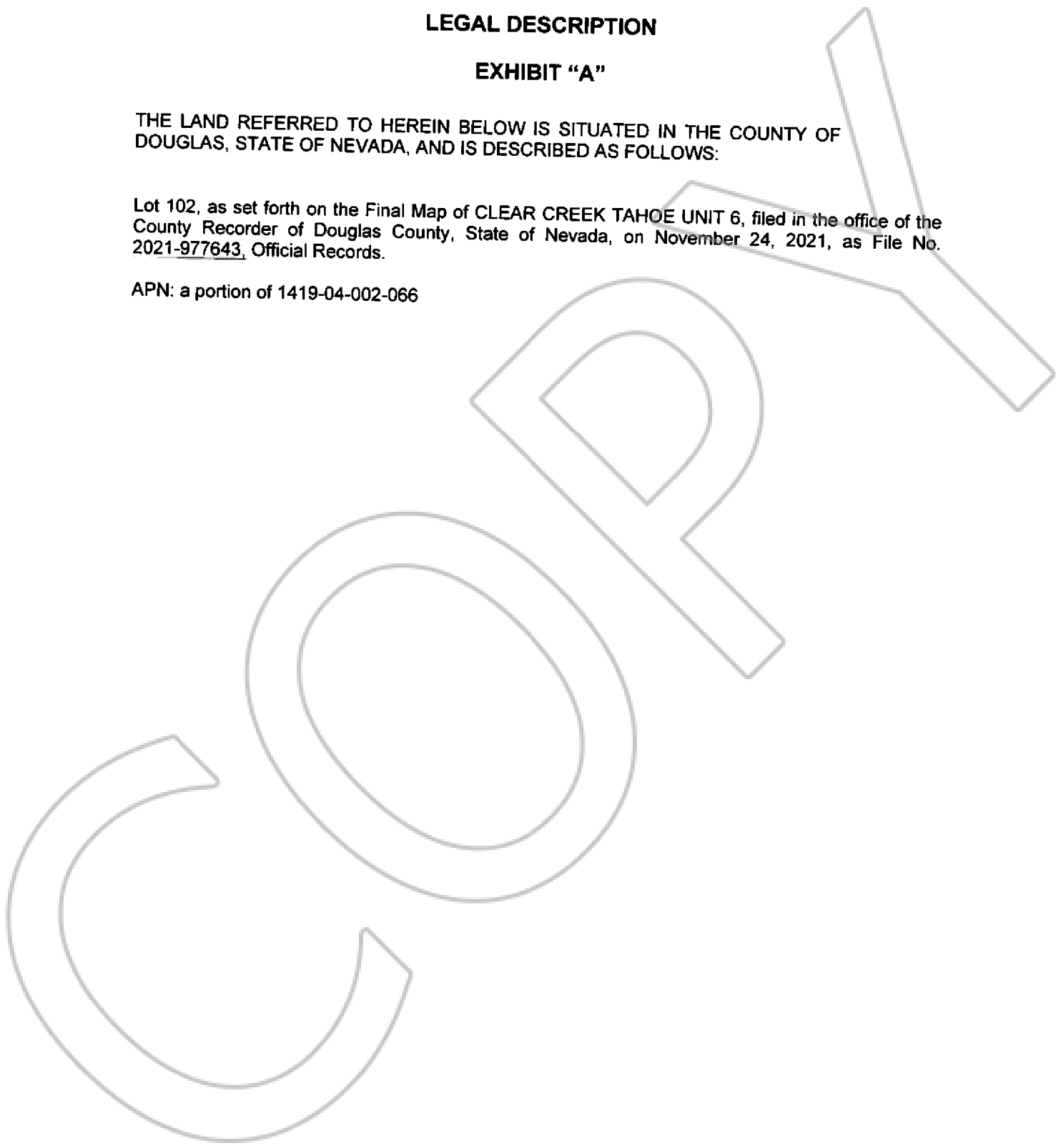
LEGAL DESCRIPTION

EXHIBIT "A"

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

Lot 102, 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 Res.
- b) Single Fam.
- 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) \$714,000.00

Transfer Tax Value \$714,000.00

Real Property Transfer Tax Due: \$2,784.60

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.

DocuSigned by:
Signature: [Signature]
53FC38C30EC1407

By: Leisha Ehlert, Authorized Signer
By: John Robert Bruce, Trustee Agent

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: John and Claire Bruce Family Trust

Address: 1358 Campagni Lane
Carson City, NV 89706

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

Print Name: Signature Title Company LLC Escrow #: ZC3253-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