

DOUGLAS COUNTY, NV

**2022-980561**

RPTT:\$2150.85 Rec:\$40.00

\$2,190.85 Pgs=3

01/31/2022 02:37 PM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

**A.P.N.: 1419-09-001-090**

**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:**

**Daniel John Bradford and Melanie Sue Bradford**  
**3582 Knob Point Trall**  
**Carson City NV 89705**

**Escrow No.: ZC3189-JL**

RPTT \$2,150.85

## **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:

**Daniel John Bradford and Melanie Sue Bradford, Husband And Wife As Joint Tenants With Right of Survivorship**

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

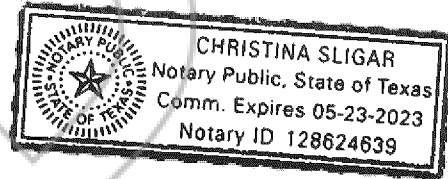
[Signature]  
By: Leisha Ehlert, Authorized Signer

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

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

by Leisha Ehlert

[Signature]  
Notary Public (seal)



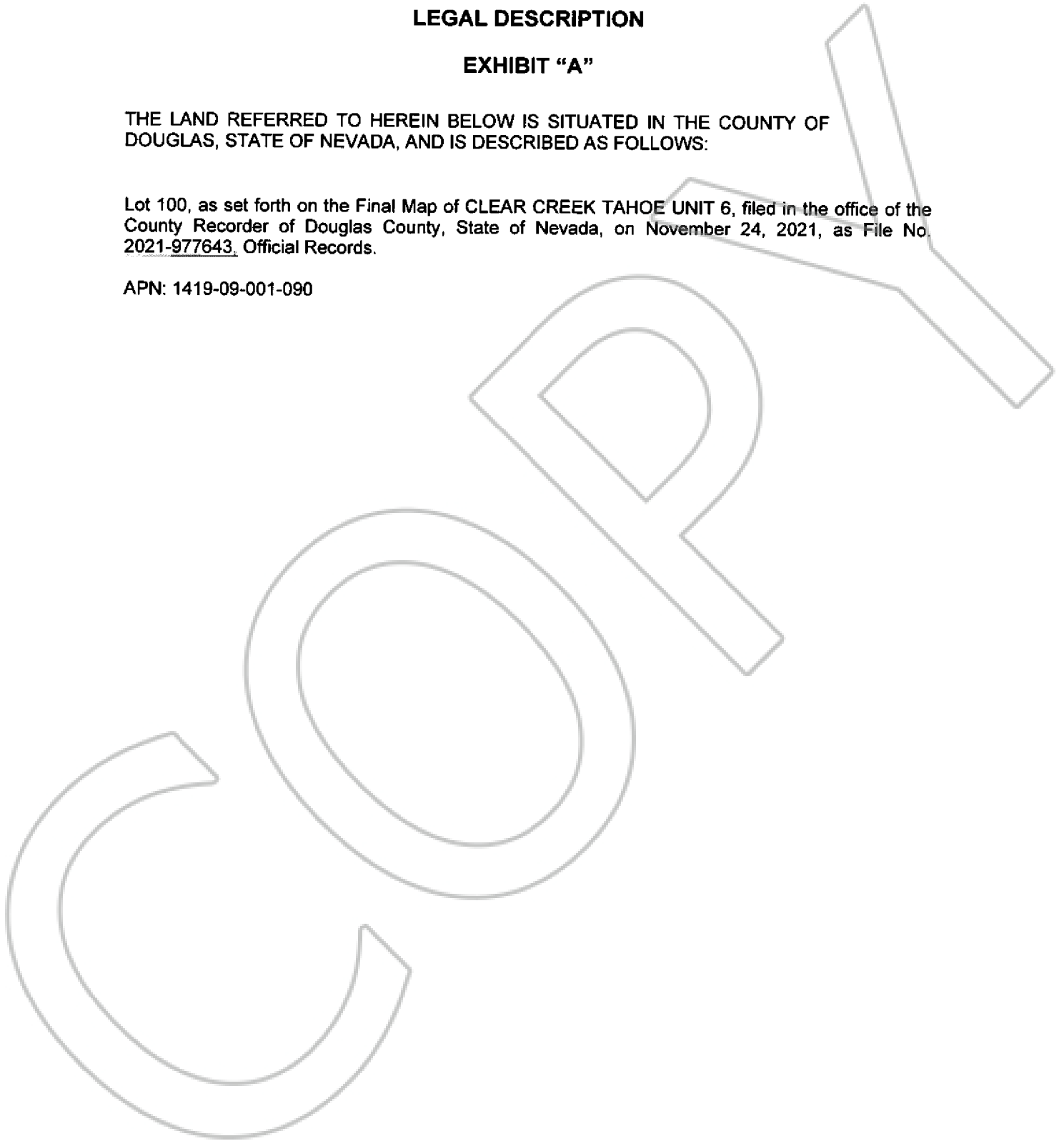
**LEGAL DESCRIPTION**

**EXHIBIT "A"**

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

Lot 100, 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: 1419-09-001-090



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1419-09-001-090
- 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) \$551,500.00  
Transfer Tax Value \$551,500.00  
Real Property Transfer Tax Due: \$2150.85

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

Signature: [Signature] By: Leisha Ehler, Authorized Signer Agent  
Signature: [Signature] Daniel Bradford

**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: Daniel Bradford  
Address: 3582 Knob Point Trail  
Carson City, NV 89705

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

Print Name: Signature Title Company LLC Escrow #: ZC3189-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